

## \$465,000 - 3730 9 Street, Edmonton

MLS® #E4439743

**\$465,000**

4 Bedroom, 3.50 Bathroom, 1,346 sqft

Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

Welcome to this spacious 2-storey half duplex located in the desirable community of Maple Crest! Offering 4 Bedrooms, 3.5 Bathrooms, and nearly 1,900 sq ft of total living space, this freshly painted home is perfect for first-time buyers or investors. Enjoy the convenience of a SEPARATE ENTRANCE to the BASEMENT with a SECOND KITCHEN—ideal for extended family. The home features a large master bedroom, an extended driveway, and a functional layout throughout. Walking distance to schools, parks, bus stops, and shopping plazas, this is a fantastic opportunity to own in a family-friendly neighborhood. Don't miss out!

Built in 2012

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4439743  |
| Price          | \$465,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,346     |
| Acres          | 0.00      |
| Year Built     | 2012      |



|          |               |
|----------|---------------|
| Type     | Single Family |
| Sub-Type | Half Duplex   |
| Style    | 2 Storey      |
| Status   | Active        |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 3730 9 Street |
| Area        | Edmonton      |
| Subdivision | Maple Crest   |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6T 0S2       |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Air Conditioner, Deck  |
| Parking   | Single Garage Attached |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Microwave Hood Fan, Stove-Electric, Washer, Refrigerators-Two |
| Heating           | Forced Air-1, Electric, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Cul-De-Sac, Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 31st, 2025 |
| Days on Market | 17             |
| Zoning         | Zone 30        |

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