Courtesy Of Derek Keet Of One Percent Realty

$454,900 - 313 40a Avenue, Edmonton

MLS® #E4457171

$454,900
3 Bedroom, 2.50 Bathroom, 1,495 sqft
Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

Welcome to this beautifully kept 2020 Landmark-built duplex in the desirable Maple Crest community! This high-quality 3 bed, 3 bath home offers modern living with style and comfort. Step inside to 9-ft ceilings and a bright, open layout. The kitchen features sleek quartz countertops, perfect for cooking and entertaining. The spacious master suite includes two walk-in closets and smart blinds for ultimate convenience. Enjoy voice or app control over your lights with the Levven smart home package. Outside, unwind in the deluxe gazebo with sliding panelsâ€”your private retreat! The extended double garage fits a full-size truck with ease. South-facing backyard brings in tons of natural light. Located minutes from schools, shopping, and parks. Donâ€™t miss this oneâ€”your next home awaits!

Built in 2020

Essential Information

MLS® #	E4457171
Price	$454,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,495

Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	313 40a Avenue
Area	Edmonton
Subdivision	Maple Crest
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2E9

Amenities

Amenities	See Remarks
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 10th, 2025
Days on Market	6

Zoning	Zone 30

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