

# \$584,900 - 720 40 Avenue, Edmonton

MLS® #E4424407

**\$584,900**

4 Bedroom, 3.50 Bathroom, 1,957 sqft  
Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

**\*\*FINISHED BASEMENT WITH SECOND KITCHEN\*\*** This impeccably maintained home, situated in the heart of Maple, offers a fully finished basement with a second kitchen, along with a full bedroom and bathroom. The house includes 4 bedrooms, 3.5 bathrooms, and 2 kitchens in total. Notable features include an eye-catching deck with a hot tub, central air conditioning, and attractive landscaping. The property is within walking distance of trails, a pond, and various amenities. Ideal for first-time homebuyers or investors. Come visit and make this your HOME with confidence

Built in 2015

## Essential Information

MLS® #	E4424407
Price	\$584,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,957
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family



Style 2 Storey  
Status Active

### Community Information

Address 720 40 Avenue  
Area Edmonton  
Subdivision Maple Crest  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T6T 0T3

### Amenities

Amenities Carbon Monoxide Detectors, Detectors Smoke  
Parking Double Garage Attached

### Interior

Interior Features ensuite bathroom  
Appliances Hood Fan, Microwave Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Dryer-Two  
Heating Forced Air-1, Natural Gas  
Stories 2  
Has Basement Yes  
Basement Full, Finished

### Exterior

Exterior Wood, Stone, Vinyl  
Exterior Features Airport Nearby, Playground Nearby, Schools, Shopping Nearby  
Roof Asphalt Shingles  
Construction Wood, Stone, Vinyl  
Foundation Concrete Perimeter

### Additional Information

Date Listed March 4th, 2025  
Days on Market 32  
Zoning Zone 30

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