

## \$437,500 - 616 42 Avenue, Edmonton

MLS® #E4421463

### \$437,500

3 Bedroom, 2.50 Bathroom, 1,390 sqft  
Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

Beautiful 3-bedroom half duplex in Southeast Edmonton, perfect for families or investors. The main floor features an open-concept living area, a bright kitchen with stainless steel appliances, and a dining space overlooking the private, fenced backyard with access to a back walkway. Upstairs offers three spacious bedrooms, including a primary suite with a walk-in closet. The property includes a double attached garage and driveway parking. \*\*\*Currently tenant-occupied, making it an ideal investment opportunity or future family home. Conveniently located near schools, parks, shopping, and public transit.

Built in 2014

### Essential Information

MLS® #	E4421463
Price	\$437,500
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,390
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Half Duplex



Style	2 Storey
Status	Active

### Community Information

Address	616 42 Avenue
Area	Edmonton
Subdivision	Maple Crest
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0W9

### Amenities

Amenities	On Street Parking, Vinyl Windows
Parking	Double Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	February 13th, 2025
Days on Market	29
Zoning	Zone 30

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Listing information last updated on March 14th, 2025 at 3:47am MDT