

## \$460,000 - 3927 6 Street, Edmonton

MLS® #E4431100

**\$460,000**

4 Bedroom, 3.50 Bathroom, 1,342 sqft

Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

Welcome to this beautifully maintained fully finished 4 bedroom duplex, perfectly situated in a peaceful neighbourhood of Maple Crest with no rear neighbours your backyard opens up to a serene expansive field, offering privacy and natural views right from your deck! With 3 spacious bedrooms upstairs it is ideal for a growing family with the convenience of upstairs laundry room, Fully finished basement featuring: 1 large bedroom, 1 full bathroom, rec room & a home office, Bright and open main floor with living and dining areas, Functional kitchen with ample cabinet space. Private, fenced backyard â€” ideal for kids, pets, or summer entertaining. Recent upgrades includes:- Central Air Conditioner (2023), New vinyl flooring main floor & upstairs (2023), New basement carpet & underlay (2023), New backsplash (2023), Stove (2024), Dishwasher (2024), Hot water tank (2024), Washer & Dryer (2025). This duplex offers both comfort and flexibility whether you're a family looking for room to grow, or an investor.

Built in 2013

### Essential Information

MLS® #	E4431100
Price	\$460,000
Bedrooms	4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,342
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	3927 6 Street
Area	Edmonton
Subdivision	Maple Crest
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0T5

### **Amenities**

Amenities	Air Conditioner, Deck
Parking	Single Garage Attached

### **Interior**

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

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 16th, 2025

Days on Market                3

Zoning                            Zone 30

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 19th, 2025 at 2:17pm MDT