

\$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 51
Zoning Zone 30

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Listing information last updated on April 5th, 2025 at 7:02pm MDT