

## \$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 panels—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. Don't miss this one—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 | 35                   |

Zoning

Zone 30

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Listing information last updated on October 15th, 2025 at 9:17pm MDT