

## \$419,900 - 2609 Maple Way, Edmonton

MLS® #E4463119

**\$419,900**

3 Bedroom, 2.50 Bathroom, 1,481 sqft

Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

NO CONDO FEES! An excellent opportunity in Maple is waiting for its new owner. This middle unit (with green door) comes with 3 beds, 2.5 baths (complete with ensuite bathroom), a double detached garage and fenced yard! This open concept layout is sure to give your growing family the space they need. In the kitchen, you'll find quartz countertops, complete with a large island, plenty of countertop space, as well as a pantry! Soft-close cabinets and drawers throughout! Outside, you'll find a good-sized yard with a deck and a natural gas BBQ hookup (You'll never run out of gas when you cook again!). Completing your outside area is a good-sized double garage to keep your cars out of the elements all year long! Close to newer schools, shopping and groceries. Affordable, clean, newer and without the condo fees at an attainable price! Come see your new home, this opportunity won't last long!

Built in 2019

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4463119  |
| Price     | \$419,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                      |
|----------------|----------------------|
| Full Baths     | 2                    |
| Half Baths     | 1                    |
| Square Footage | 1,481                |
| Acres          | 0.00                 |
| Year Built     | 2019                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 2609 Maple Way |
| Area        | Edmonton       |
| Subdivision | Maple Crest    |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 2K1        |

### Amenities

|                |                                                                                                                                                       |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Ceiling 9 ft., Deck, Hot Water Natural Gas, No Smoking Home, Vinyl Windows, HRV System, Natural Gas BBQ Hookup |
| Parking Spaces | 3                                                                                                                                                     |
| Parking        | Double Garage Detached                                                                                                                                |

### Interior

|                   |                                                                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                              |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Oven-Microwave, Refrigerator-Energy Star, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                     |
| Stories           | 2                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                           |
| Basement          | Full, Unfinished                                                                                                                                              |

### Exterior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                             |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 22nd, 2025 |
| Days on Market | 4                  |
| Zoning         | Zone 30            |

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Listing information last updated on October 26th, 2025 at 9:47am MDT