

\$549,000 - 207 39 Avenue, Edmonton

MLS® #E4463462

\$549,000

4 Bedroom, 3.00 Bathroom, 1,844 sqft
Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

Beautifully upgraded duplex offering around 1850 sq.ft. of thoughtfully designed living space! The main floor features a striking feature wall with fireplace, creating a warm and inviting living area. The open-concept layout flows into a modern kitchen with premium finishes and a convenient walkthrough pantry. A MAIN FLOOR BEDROOM AND FULL BATH add versatility for guests or multi-generational living. Upstairs, the primary suite is a private retreat with a luxurious 5-piece ensuite. Two additional bedrooms, a full bath, and a spacious BONUS ROOM complete the upper level, providing comfort and functionality for the whole family. Designed with future possibilities in mind, this home also includes a SEPARATE ENTRANCE entrance to the basement. Ideally situated near schools, shopping, and entertainment, with convenient access to Anthony Henday and Whitemud Drive for effortless commuting.



Built in 2025

Essential Information

MLS® #	E4463462
Price	\$549,000
Bedrooms	4
Bathrooms	3.00

Full Baths	3
Square Footage	1,844
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	207 39 Avenue
Area	Edmonton
Subdivision	Maple Crest
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2K2

Amenities

Amenities	Ceiling 9 ft., See Remarks, 9 ft. Basement Ceiling
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Builder Appliance Credit
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Private Fishing, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed October 24th, 2025
Days on Market 5
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 October 28th, 2025 at 11:32pm MDT