

# \$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 | 54                  |
| Zoning         | Zone 30             |

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Listing information last updated on April 8th, 2025 at 4:02am MDT