

## **\$899,000 - 3540 6 Street, Edmonton**

---

MLS® #E4428611

**\$899,000**

5 Bedroom, 4.00 Bathroom, 2,906 sqft

Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

Welcome to your dream luxury home! This stunning 2900 sqft East facing Home offers 5 bedrooms and 4 full baths, featuring an elegant spice kitchen perfect for all your cooking needs. The main floor boasts two spacious living areas, ideal for entertaining, along with a full bedroom and bath for convenience. Upstairs, discover 4 additional bedrooms, including 2 master suites, each designed for comfort and sophistication. A versatile bonus room and a spacious laundry room to complete the upper floor. Upgraded finishing includes; upgraded lighting package, coffered ceilings, custom glass cabinets, custom millwork, matte black fixtures throughout. The master ensuite comes with a free standing soaker tub, along side the standing glass shower. This home also had a separate entry to the basement, providing endless possibilities. Backing onto a trail, this property has an enormous backyard spanning over 90 ft in length. Enjoy additional privacy as to the right of the home, you have no neighbours, only green space.



Built in 2025

### **Essential Information**

MLS® #                    E4428611

Price                      \$899,000

Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,906
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	3540 6 Street
Area	Edmonton
Subdivision	Maple Crest
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2L5

### **Amenities**

Amenities	Ceiling 9 ft., Closet Organizers, Detectors Smoke, Hot Water Natural Gas, Vaulted Ceiling, HRV System, Natural Gas Stove Hookup, 9 ft. Basement Ceiling
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Garage Opener
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Brick, Composition, Vinyl
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Flat Site, Park/Reserve,

Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles  
Construction Wood, Brick, Composition, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed April 2nd, 2025

Days on Market 8

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 April 10th, 2025 at 7:02am MDT