

# \$609,900 - 464 42 Ave Nw, Edmonton

MLS® #E4453556

**\$609,900**

3 Bedroom, 2.50 Bathroom, 1,928 sqft  
Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

Welcome to Your Dream Home in Maple Crest! Nestled in the heart of the sought-after Maple Crest community, this beautifully maintained 3-bedroom, 2.5-bath home offers the perfect blend of comfort, style, and future potential. Backing onto scenic walking trails, you'll enjoy peaceful mornings and tranquil evenings right from your backyard. Inside, the open-concept layout is ideal for modern living, while the unfinished basement with a separate entrance presents an incredible opportunity for a future legal suite or income-generating property. Whether you're a growing family, first-time buyer, or savvy investor, this home checks all the boxes!

Built in 2019

## Essential Information

MLS® #	E4453556
Price	\$609,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,928
Acres	0.00
Year Built	2019
Type	Single Family



Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	464 42 Ave Nw
Area	Edmonton
Subdivision	Maple Crest
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2G1

### Amenities

Amenities	No Smoking Home
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Oven-Built-In, 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, Landscaped, Level Land
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	August 18th, 2025
Days on Market	1
Zoning	Zone 30

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