

## **\$434,900 - 3526 9 Street, Edmonton**

MLS® #E4422683

**\$434,900**

3 Bedroom, 2.50 Bathroom, 1,572 sqft

Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

Conveniently located in South East Edmonton with quick access to 17th street, Whitemud Drive and near all major Banks, Walmart, Superstore, Tim Hortons, Sportschek, Rec Centre, Landmark Cinemas, Home Depot, Goodlife Fitness and much more. Welcome to this Beautiful Half Duplex in the desirable community of Maple Crest. The freshly painted main floor is bright and open with tile in the entrance and half bath and laminate flooring throughout the rest. There are QUARTZ countertops, an island, stainless steel appliances, classic white cabinetry and a good size walk-in pantry in the kitchen. An electric fireplace is featured in the living room. Upstairs you'll find your primary suite, two additional good-sized bedrooms, the main 4-piece bath and laundry room. This well-maintained home is a must-see!

Built in 2015

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4422683  |
| Price          | \$434,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,572     |





|            |               |
|------------|---------------|
| Acres      | 0.00          |
| Year Built | 2015          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 3526 9 Street |
| Area        | Edmonton      |
| Subdivision | Maple Crest   |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6T 1A2       |

### Amenities

|           |   |
|-----------|---|
| Amenities | Closet Organizers, Deck, Detectors Smoke, No Animal Home, No Smoking Home |
| Parking   | Insulated, Over Sized, Single Garage Attached                             |

### Interior

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

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Asbestos, Vinyl  |
| Exterior Features | Fenced, Flat Site, No Back Lane, No Through Road, Picnic Area, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Asbestos, Vinyl  |
| Foundation        | Concrete Perimeter   |

### Additional Information



Date Listed February 24th, 2025  
Days on Market 65  
Zoning Zone 30



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Listing information last updated on April 30th, 2025 at 6:02pm MDT