

## \$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 51  
Zoning Zone 30

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Listing information last updated on April 5th, 2025 at 12:02pm MDT