

## \$629,900 - 3519 6 Street, Edmonton

MLS® #E4430667

**\$629,900**

4 Bedroom, 3.00 Bathroom, 2,287 sqft

Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

**\*\*MAIN FLOOR FULL BED BATH and BONUS ROOM UPSTAIRS IN ONE CORNER \*\***

Spanning 2,286 sq. ft, this home boasts 4 BEDROOMS and 3 FULL BATHROOMS, along with a SEPARATE ENTRANCE leading to the Basement. The main floor showcases a Bedroom and a FULL Bath, a COZY Living room, a Dining area, a Kitchen featuring a GRAND Island, complemented by a ready-to-finish SPICE Kitchen. Upstairs, you'll find TWO generously sized Bedrooms, a FULL 3-piece bathroom, a spacious Bonus room, and a MASTER bedroom that includes a luxurious 5-pc ENSUITE with a stunning soaker Tub and DUAL sinks. For added convenience, the Laundry room is also located on the second floor. This fully upgraded home features 9-foot ceilings, a upgraded Home Automation System and luxury vinyl plank flooring. Large windows flood the space with natural light, complemented by UPGRADED Stainless Steel Appliances and LED lighting, Located conveniently within walking distance to shopping centers, a cinema, a bus terminal, Walmart and more.

Built in 2022

### Essential Information

MLS® # E4430667

Price \$629,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,287                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 3519 6 Street |
| Area        | Edmonton      |
| Subdivision | Maple Crest   |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6T 2L5       |

### Amenities

|           |  |
|-----------|--|
| Amenities | Carbon Monoxide Detectors, Detectors Smoke |
| Parking   | Double Garage Attached                     |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | None  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Airport Nearby, Golf Nearby, Playground Nearby, Public Transportation, Ravine View, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 12th, 2025 |
| Days on Market | 18               |
| Zoning         | Zone 30          |

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Listing information last updated on April 30th, 2025 at 8:32am MDT