

## \$419,900 - 233 40a Avenue, Edmonton

MLS® #E4463602

**\$419,900**

3 Bedroom, 2.50 Bathroom, 1,469 sqft

Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

This beautiful Bedrock built 2 Storey home offers impressive style and space. The main floor offers a well-appointed kitchen with quartz countertops, ideal for cooking and entertaining. The spacious living room provides a comfortable space for relaxation, while the dining area is perfect for family meals. A convenient half bath is also located on this floor. Step out onto the already built deck to enjoy outdoor living. Upstairs, the master bedroom features an ensuite bathroom for added privacy and comfort. Two additional bedrooms provide ample space for family or guests, and they are served by a well-placed second bathroom. The laundry room on this floor adds convenience and efficiency to your daily routine.

Built in 2019

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4463602  |
| Price          | \$419,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,469     |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 2019          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 233 40a Avenue |
| Area        | Edmonton       |
| Subdivision | Maple Crest    |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 2E9        |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, Vinyl Windows    |
| Parking   | Single Garage Attached |

### Interior

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

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior          | Concrete, Vinyl                                                 |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                |
| Construction      | Concrete, Vinyl                                                 |
| Foundation        | Concrete Perimeter                                              |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 27th, 2025 |
| Days on Market | 21                 |

## Zoning

## Zone 30

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Listing information last updated on November 17th, 2025 at 5:02am MST