

## \$497,200 - 3730 9 Street, Edmonton

MLS® #E4444677

### \$497,200

4 Bedroom, 3.5 Bathroom, 1,346 sqft  
Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

Welcome to this spacious 2-storey half duplex located in the desirable community of Maple Crest! Offering 4 Bedrooms, 3.5 Bathrooms, and nearly 1,900 sq ft of total living space, this freshly painted home is perfect for first-time buyers or investors. Enjoy the convenience of a SEPARATE ENTRANCE to the BASEMENT with a SECOND KITCHEN—ideal for extended family. The home features a large master bedroom, an extended driveway, and a functional layout throughout. Walking distance to schools, parks, bus stops, and shopping plazas, this is a fantastic opportunity to own in a family-friendly neighborhood. Don't miss out!

Built in 2012

### Essential Information

MLS® #	E4444677
Price	\$497,200
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,346
Acres	0.00
Year Built	2012



Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	3730 9 Street
Area	Edmonton
Subdivision	Maple Crest
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0S2

### **Amenities**

Amenities	Air Conditioner, Deck
Parking	Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Microwave Hood Fan, Stove-Electric, Washer, Refrigerators-Two
Heating	Forced Air-1, Electric, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 27th, 2025
Days on Market	40
Zoning	Zone 30

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Listing information last updated on August 6th, 2025 at 12:32pm MDT