

## \$474,900 - 4404 6 Street, Edmonton

MLS® #E4451506

**\$474,900**

3 Bedroom, 3.00 Bathroom, 1,519 sqft

Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

Stunning Show Home Duplex. Move in Ready, 3 bedrooms 4 Bathrooms, Oversize Garage. Prime Location. Welcome to this to this beautifully upgraded duplex that perfectly blends modern style with comfort and convenience. Located in a sought-after neighborhood, close to schools, parks, shopping and transit. This show home is move-in ready and waiting for you! Property Highlights: 3 Spacious Bedrooms + 4 Modern Bathrooms Oversized Double Attached Garage – Plenty of room for vehicles & storage. Contemporary Light Fixtures that add a sleek touch. Modern ceramic tile in the main floor, durable stylish and easy to maintain. Granite countertop & Kitchen Craft Cabinets. Freshly painted throughout, Washer & Dryer Upstairs. Ceiling 9' & Basement as well. Generously primary suite with ensuite for added luxury. Great backyard and attached treated Wood Deck. A/C, This home offers modern finishes, functional space, and a fantastic location. Show Home condition - Truly a Must See!

Built in 2015

### Essential Information

MLS® # E4451506

Price \$474,900



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 2             |
| Square Footage | 1,519         |
| Acres          | 0.00          |
| Year Built     | 2015          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 4404 6 Street |
| Area        | Edmonton      |
| Subdivision | Maple Crest   |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6T 0Z8       |

### Amenities

|                |                                                                                                                                                                       |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Patio, Vinyl Windows, 9 ft. Basement Ceiling |
| Parking Spaces | 4                                                                                                                                                                     |
| Parking        | Double Garage Attached                                                                                                                                                |

### Interior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                           |
| Appliances        | Air Conditioning-Central, Dryer, Garage Control, Refrigerator, Stove-Electric, Washer, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                  |
| Stories           | 3                                                                                                          |
| Has Basement      | Yes                                                                                                        |
| Basement          | Full, Finished                                                                                             |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior Features | Fenced, Flat Site, Landscaped, No Back Lane, Playground Nearby |
| Roof              | Vinyl Shingles                                                 |
| Construction      | Wood, Vinyl                                                    |
| Foundation        | Concrete Perimeter                                             |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 65               |
| Zoning         | Zone 30          |

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Listing information last updated on October 9th, 2025 at 10:47pm MDT