

## \$450,000 - 4449 6a Street, Edmonton

MLS® #E4460922

**\$450,000**

3 Bedroom, 2.50 Bathroom, 1,433 sqft

Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

Welcome to Maple Crest in Southeast Edmonton – a beautiful duplex with no condo fees! This thoughtfully designed home offers everything you need for comfortable family living, work, and leisure. From the landscaped front yard to the bright and open living space with large rear windows, every detail invites you to feel at home. The modern kitchen is perfect for both everyday meals and hosting dinner parties. Upstairs, you'll find three spacious bedrooms and two full bathrooms, including a primary suite with a private 3-piece ensuite and a walk-in closet. Enjoy the convenience of being just minutes from the Anthony Henday, schools, public transportation, daycares, shopping, and parks. Nestled next to walking trails and a playground, this home is located in one of Edmonton's most vibrant and growing communities – truly a perfect place to call home.

Built in 2015

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4460922  |
| Price      | \$450,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 1,433         |
| Acres          | 0.00          |
| Year Built     | 2015          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4449 6a Street |
| Area        | Edmonton       |
| Subdivision | Maple Crest    |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 0Z7        |

### Amenities

|           |                                                            |
|-----------|------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, No Animal Home, No Smoking Home |
| Parking   | Single Garage Attached                                     |

### Interior

|                   |                                             |
|-------------------|---------------------------------------------|
| Interior Features | ensuite bathroom                            |
| Appliances        | Dryer, Oven-Microwave, Refrigerator, Washer |
| Heating           | Forced Air-1, Natural Gas                   |
| Stories           | 2                                           |
| Has Basement      | Yes                                         |
| Basement          | Full, Unfinished                            |

### Exterior

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

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | October 4th, 2025 |
|-------------|-------------------|

Days on Market 22

Zoning Zone 30

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Listing information last updated on October 26th, 2025 at 2:47pm MDT