

## \$799,000 - 3508 6 Street, Edmonton

MLS® #E4420150

**\$799,000**

5 Bedroom, 4.00 Bathroom, 2,713 sqft

Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

Completing this Summer! This brand new EAST facing, 2700 sqft home is a masterpiece of modern design and upgraded finishing featuring 5 beds and 4 full baths. Sitting on almost a 5000 sqft lot, with a massive backyard that backs on to a trail/trees, enjoy privacy with no neighbours behind. Step inside and be met by the sleek upgraded spindle railings and the exquisite luxury vinyl plank flooring that flows throughout. With 2 living rooms on the main floor and a stylishly appointed kitchen, boasting custom gloss cabinetry and a convenient spice kitchen. Upstairs you'll find 4 additional bedrooms a room & laundry. The main floor bedroom and full bathroom offer both convenience and comfort. The open-to-below layout showcases custom millwork accent walls and a charming mounted electric fireplace, creating an inviting atmosphere for relaxation. With a separate entry to the basement, the possibilities for customization are endless.

Built in 2025

### Essential Information

MLS® #	E4420150
Price	\$799,000
Bedrooms	5
Bathrooms	4.00



Full Baths	4
Square Footage	2,713
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3508 6 Street
Area	Edmonton
Subdivision	Maple Crest
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2L5

### Amenities

Amenities	Ceiling 9 ft., Closet Organizers, Detectors Smoke, Hot Water Natural Gas, Vaulted Ceiling, HRV System, 9 ft. Basement Ceiling
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Fan-Ceiling, Garage Opener
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Brick, Composition, Vinyl
Exterior Features	Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Composition, Vinyl

Foundation                      Concrete Perimeter

### **Additional Information**

Date Listed                      February 3rd, 2025

Days on Market                75

Zoning                            Zone 30

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