

## \$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                93

Zoning                            Zone 30

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Listing information last updated on May 6th, 2025 at 11:32pm MDT