

# \$609,900 - 464 42 Ave Nw, Edmonton

MLS® #E4453556

**\$609,900**

3 Bedroom, 2.50 Bathroom, 1,928 sqft  
Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

Welcome to Your Dream Home in Maple Crest! Nestled in the heart of the sought-after Maple Crest community, this beautifully maintained 3-bedroom, 2.5-bath home offers the perfect blend of comfort, style, and future potential. Backing onto scenic walking trails, you'll enjoy peaceful mornings and tranquil evenings right from your backyard. Inside, the open-concept layout is ideal for modern living, while the unfinished basement with a separate entrance presents an incredible opportunity for a future legal suite or income-generating property. Whether you're a growing family, first-time buyer, or savvy investor, this home checks all the boxes!

Built in 2019

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4453556      |
| Price          | \$609,900     |
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,928         |
| Acres          | 0.00          |
| Year Built     | 2019          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 464 42 Ave Nw |
| Area        | Edmonton      |
| Subdivision | Maple Crest   |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6T 2G1       |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | No Smoking Home        |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                           |
| Stories           | 2                                                                                                                   |
| Has Basement      | Yes                                                                                                                 |
| Basement          | Full, Unfinished                                                                                                    |

### Exterior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior          | Wood, Vinyl                                   |
| Exterior Features | Backs Onto Park/Trees, Landscaped, Level Land |
| Roof              | Asphalt Shingles                              |
| Construction      | Wood, Vinyl                                   |
| Foundation        | Concrete Perimeter                            |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 18th, 2025 |
| Days on Market | 70                |
| Zoning         | Zone 30           |

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Listing information last updated on October 27th, 2025 at 2:47pm MDT