

## \$444,900 - 3726 9 Street, Edmonton

MLS® #E4432817

**\$444,900**

3 Bedroom, 2.50 Bathroom, 1,408 sqft

Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

Welcome to your stylish and desirable home on Maple Crescent! Nestled in a GREAT LOCATION, this 3-bedroom, 2.5-bathroom, two-storey residence offers 1400 sq.ft of thoughtfully designed living space. The open concept main floor is graced by a gas fireplace, perfect for cozy gatherings, while huge windows bathe the space in natural light. The modern kitchen boasts newer appliances and stunning granite countertops, making it a chefs delight. Enjoy recent upgrades that include sleek new faucets, contemporary lighting fixtures, fresh paint throughout, including the garage door, and a new hot water on demand system with a 15-year warranty. Both the composite front porch and back deck are perfect for outdoor relaxation and entertainment. A bonus room on the upper level adds flexibility for an office, den, or play area. Completing this charming home is an oversized single attached garage. Located close to all amenities, including schools, this home combines convenience with comfort.

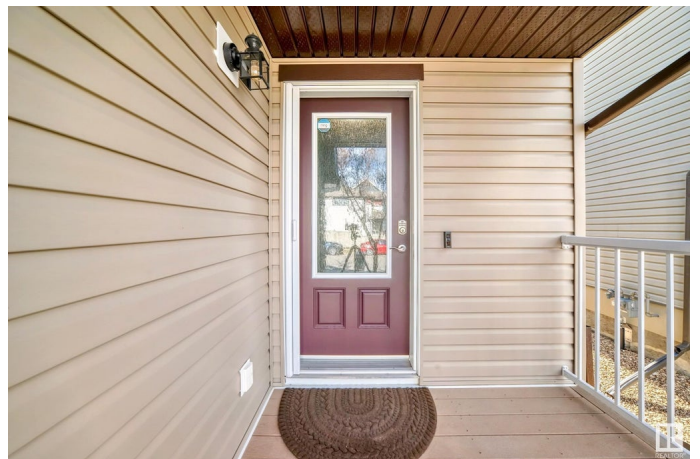
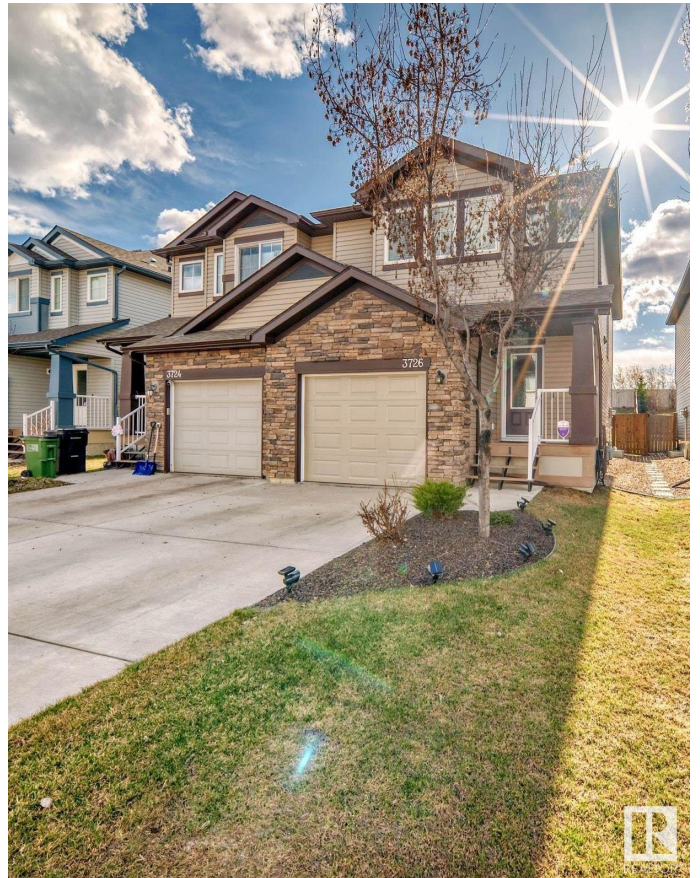
Built in 2012

### Essential Information

MLS® # E4432817

Price \$444,900

Bedrooms 3



|                |               |
|----------------|---------------|
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,408         |
| Acres          | 0.00          |
| Year Built     | 2012          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 3726 9 Street |
| Area        | Edmonton      |
| Subdivision | Maple Crest   |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6T 0S2       |

### Amenities

|           |                                       |
|-----------|---------------------------------------|
| Amenities | Deck, Detectors Smoke, No Animal Home |
| Parking   | Single Garage Attached                |

### Interior

|                   |                                                                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                     |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                                                                  |
| Fireplaces        | Mantel                                                                                                                                                                                               |
| Stories           | 2                                                                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                                                                  |
| Basement          | Full, Unfinished                                                                                                                                                                                     |

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                      |
| Exterior Features | Fenced, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 7                |
| Zoning         | Zone 30          |



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Listing information last updated on May 2nd, 2025 at 1:47pm MDT