

## \$474,000 - 4404 6 Street, Edmonton

MLS® #E4464557

**\$474,000**

3 Bedroom, 3.00 Bathroom, 1,519 sqft

Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

Stunning Show Home, Nice corner Duplex in Maple Ridge. Property Highlights: 3 Bedrooms, Primary bedroom with on suite, 4 bathrooms. Washer & Dryer Upstairs, Double garage attached, Modern ceramic in kitchen. Backyard, Finished basement. Built in 2015. Spacious 9' ceilings, Great Backyard and attached treated wood deck. A/C, Great Location. Public Transportation close by.

Built in 2015

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4464557      |
| Price          | \$474,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 2             |
| Square Footage | 1,519         |
| Acres          | 0.00          |
| Year Built     | 2015          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

Address 4404 6 Street



|             |             |
|-------------|-------------|
| Area        | Edmonton    |
| Subdivision | Maple Crest |
| City        | Edmonton    |
| County      | ALBERTA     |
| Province    | AB          |
| Postal Code | T6T 0Z8     |

### Amenities

|                |                                                                                                                                                                                 |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Vinyl Windows, 9 ft. Basement Ceiling |
| Parking Spaces | 4                                                                                                                                                                               |
| Parking        | Double Garage Attached                                                                                                                                                          |

### Interior

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Refrigerator, Stove-Electric, Washer, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                                       |
| Stories           | 3                                                                                                                               |
| Has Basement      | Yes                                                                                                                             |
| Basement          | Full, Finished                                                                                                                  |

### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                    |
| Exterior Features | Fenced, Flat Site, Landscaped, No Back Lane, Playground Nearby |
| Roof              | Asphalt Shingles                                               |
| Construction      | Wood, Vinyl                                                    |
| Foundation        | Concrete Perimeter                                             |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 3rd, 2025 |
| Days on Market | 2                  |
| Zoning         | Zone 30            |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 5th, 2025 at 2:47am MST