

## \$550,000 - 3907 6 Street, Edmonton

MLS® #E4454490

**\$550,000**

4 Bedroom, 2.50 Bathroom, 1,761 sqft

Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

For more information, please click on "View Listing on Realtor Website". First and only owner, this well-built Bedrock Homes half duplex offers 1,761 sq. ft. with 4 bedrooms plus a den and 2.5 baths. Nestled in a private cul-de-sac on a huge pie lot backing onto a natural reserve, it features a double attached garage and a beautifully maintained backyard with deck, BBQ gas line, and 8x12 shed. The open-concept kitchen boasts granite countertops, raised cabinets with crown mouldings, and premium appliances including a new fridge, KitchenAid gas range with dual oven, two-year-old dishwasher, and microwave. The spacious great room has a Lennox gas fireplace, while the main floor includes a den, laundry with stainless washer/dryer, and laminate flooring. Upstairs offers 2 master-sized bedrooms (one with IKEA wardrobe) plus 2 additional bedrooms. Extras include an unfinished basement with rough-ins, insulated/drywalled garage, central vacuum, BuiltGreen certification & smoke/pet free!

Built in 2013

### Essential Information

MLS® # E4454490

Price \$550,000



|                |               |
|----------------|---------------|
| Bedrooms       | 4             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,761         |
| Acres          | 0.00          |
| Year Built     | 2013          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 3907 6 Street |
| Area        | Edmonton      |
| Subdivision | Maple Crest   |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6T 0T5       |

### Amenities

|                |                                                                                           |
|----------------|-------------------------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Deck, Fire Pit, Hot Water Natural Gas, Security Door, Security Window Bars |
| Parking Spaces | 2                                                                                         |
| Parking        | Double Garage Attached                                                                    |

### Interior

|                   |                                                                                                                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                             |
| Appliances        | Alarm/Security System, Dishwasher - Energy Star, Dryer, Garage Control, Garage Opener, Garburator, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator-Energy Star, Vacuum Systems, Washer - Energy Star, Window Coverings |
| Heating           | Forced Air-1, Forced Air-2, Natural Gas                                                                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                                                                                                          |
| Fireplaces        | Corner, Tile Surround                                                                                                                                                                                                        |
| Stories           | 2                                                                                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                                                                                          |
| Basement          | Full, Unfinished                                                                                                                                                                                                             |

**Exterior**

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                         |
| Exterior Features | Backs Onto Park/Trees, Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Treed Lot |
| Roof              | Fiberglass                                                                          |
| Construction      | Wood, Vinyl                                                                         |
| Foundation        | Concrete Perimeter                                                                  |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 23rd, 2025 |
| Days on Market | 4                 |
| Zoning         | Zone 30           |

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Listing information last updated on August 27th, 2025 at 4:32pm MDT