

## \$534,000 - 3607 2 Street, Edmonton

MLS® #E4438788

**\$534,000**

3 Bedroom, 2.50 Bathroom, 1,829 sqft

Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

Welcome to your new home in the beautiful community of Maple Crest, this stunning 2-storey home built by Bed Rock homes offers a modern and spacious layout with 3 bedrooms and 2.5 bathrooms spread across 1,828 square feet. The open-concept design seamlessly blends the living, dining, and kitchen areas perfect for entertaining family and friends. Practicality meets style with a large mudroom and a convenient walkthrough Pantry, making everyday tasks a breeze. Upstairs, the master bedroom is a true retreat, featuring a 4-piece ensuite and a spacious walk-in closet. The two additional secondary bedrooms share a well-appointed common bathroom. Youâ€™ll also find a generously sized bonus room, perfect for extra living space, along with the convenience of upstairs laundry. The unfinished basement provides an exciting opportunity to create your ideal space, whether it be for a home theater, gym, or additional living areas. Donâ€™t miss out on this fantastic opportunity!

Built in 2022

### Essential Information

MLS® # E4438788

Price \$534,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,829                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 3607 2 Street |
| Area        | Edmonton      |
| Subdivision | Maple Crest   |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6T 2P9       |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Carbon Monoxide Detectors, Detectors Smoke, See Remarks |
| Parking Spaces | 2   |
| Parking        | Double Garage Attached                                  |

### Interior

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

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 27th, 2025 |
| Days on Market | 39             |
| Zoning         | Zone 30        |



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