

## \$409,999 - 3722 9 Street, Edmonton

MLS® #E4444725

**\$409,999**

3 Bedroom, 2.50 Bathroom, 1,384 sqft

Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

Welcome to a beautiful 3-bedroom, 2.5-bath home in the highly desirable community of Maple Crest. Step into the Bright Entrance to enjoy the open concept layout. This 1330 sqft 2012 built house is a must see. The kitchen features granite counter tops, espresso cabinets with modern back splash and SS appliances. The rest of the main floor also has a living room (with a fireplace) a dining area, and a half bathroom. Upstairs features a full 4pc bath, 2 bedrooms and a large master bedroom with a generous walk in closet and a 4pc ensuite. The basement is partially finished and features a rec room with a bar! Outside there is a professionally built deck and yard, big enough to enjoy planting a garden or flowers. This is located on a quiet street, is near shopping, and has quick access to the Henday and Whitemud. A perfect blend of comfort, space, and location DONT MISS THIS OPPORTUNITY AT THIS PRICE!

Built in 2012

### Essential Information

MLS® #	E4444725
Price	\$409,999
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,384
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	3722 9 Street
Area	Edmonton
Subdivision	Maple Crest
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0S3

### Amenities

Amenities	Bar, Deck, Detectors Smoke
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Landscaped, Shopping Nearby, Sloping Lot, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                June 27th, 2025  
Days on Market        9  
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 July 6th, 2025 at 5:47pm MDT