

## \$399,900 - 2609 Maple Way, Edmonton

MLS® #E4463119

**\$399,900**

3 Bedroom, 2.50 Bathroom, 1,481 sqft

Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

Priced to SELL! ZERO CONDO FEES plus a TRANSFERABLE WARRANTY! An excellent opportunity in Maple is waiting for its new owner. This bright and inviting, open-concept home is sure to provide your growing family with the space they need! Starting with your new kitchen, you'll find: plenty of NATURAL SUNLIGHT, QUARTZ COUNTERTOPS, a LARGE BAR ISLAND, SOFT-CLOSE CABINETS/DRAWERS and a nice-sized PANTRY! In your new home, you'll also find: LUXURY VINYL PLANK FLOORS throughout, 9FT CEILINGS, freshly steam-cleaned carpets, plus CERAMIC TILE! Outside features: a well-sized FENCED yard (no landscaping required!), DECK with a NATURAL BBQ hookup (for unlimited gas during BBQ season!) and a DOUBLE DETACHED GARAGE. Closer to the Anthony Henday and Whitemud Drive (without the noise), this home is also closer to newer schools, shopping, groceries and all amenities! Affordable, clean, newer, with a warranty and over 2000 sq/ft of living space; this property won't last long, come see what Maple has to offer!

Built in 2019

### Essential Information

MLS® #

E4463119



|                |                      |
|----------------|----------------------|
| Price          | \$399,900            |
| Bedrooms       | 3                    |
| Bathrooms      | 2.50                 |
| Full Baths     | 2                    |
| Half Baths     | 1                    |
| Square Footage | 1,481                |
| Acres          | 0.00                 |
| Year Built     | 2019                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 2609 Maple Way |
| Area        | Edmonton       |
| Subdivision | Maple Crest    |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 2K1        |

### Amenities

|                |                                                                                                                                                       |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Ceiling 9 ft., Deck, Hot Water Natural Gas, No Smoking Home, Vinyl Windows, HRV System, Natural Gas BBQ Hookup |
| Parking Spaces | 3                                                                                                                                                     |
| Parking        | Double Garage Detached                                                                                                                                |

### Interior

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

### Exterior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                             |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                        |
| Construction      | Wood, Vinyl                                                                                                             |
| Foundation        | Concrete Perimeter                                                                                                      |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 22nd, 2025 |
| Days on Market | 30                 |
| Zoning         | Zone 30            |

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Listing information last updated on November 21st, 2025 at 12:17am MST