

## \$799,000 - 3508 6 Street, Edmonton

MLS® #E4441712

**\$799,000**

5 Bedroom, 4.00 Bathroom, 2,713 sqft

Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

Completing this Fall! This brand new EAST facing, 2700 sqft home is a masterpiece of modern design and upgraded finishing featuring 5 beds and 4 full baths. Sitting on almost a 5000 sqft lot, with a massive backyard. This home backs on to a trail/trees. Step inside and be met by the sleek upgraded spindle railings and the exquisite luxury vinyl plank flooring that flows throughout. With 2 living rooms on the main floor and a stylishly appointed kitchen, boasting custom gloss cabinetry and a convenient spice kitchen. Upstairs you'll find 4 additional bedrooms a room & laundry. Lighting upgrade includes sleek wall sconces, upgraded light fixtures, and dining nook lights. The main floor bedroom and full bathroom offer both convenience and comfort. The open-to-below layout showcases custom millwork accent walls and a charming mounted electric fireplace, creating an inviting atmosphere for relaxation. With a separate entry to the basement, the possibilities for customization are endless.

Built in 2025

### Essential Information

MLS® # E4441712

Price \$799,000



Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,713
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3508 6 Street
Area	Edmonton
Subdivision	Maple Crest
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2L5

### Amenities

Amenities	Ceiling 9 ft., Closet Organizers, Detectors Smoke, Hot Water Natural Gas, Vaulted Ceiling, HRV System, 9 ft. Basement Ceiling
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Opener
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Brick, Composition, Vinyl
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Brick, Composition, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 11th, 2025
Days on Market	4
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 June 15th, 2025 at 9:02pm MDT