

Courtesy Of Simraj Bains Of Royal Lepage Arteam Realty

## **\$899,000 - 3540 6 Street, Edmonton**

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MLS® #E4428611

**\$899,000**

5 Bedroom, 4.00 Bathroom, 2,906 sqft

Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

Welcome to your dream luxury home! This stunning 2900 sqft East facing Home offers 5 bedrooms and 4 full baths, featuring an elegant spice kitchen perfect for all your cooking needs. The main floor boasts two spacious living areas, ideal for entertaining, along with a full bedroom and bath for convenience. Upstairs, discover 4 additional bedrooms, including 2 master suites, each designed for comfort and sophistication. A versatile bonus room and a spacious laundry room to complete the upper floor. Upgraded finishing includes; upgraded lighting package, coffered ceilings, custom glass cabinets, custom millwork, matte black fixtures throughout. The master ensuite comes with a free standing soaker tub, along side the standing glass shower. This home also had a separate entry to the basement, providing endless possibilities. Backing onto a trail, this property has an enormous backyard spanning over 90 ft in length. Enjoy additional privacy as to the right of the home, you have no neighbours, only green space.



Built in 2025

### **Essential Information**

MLS® #                    E4428611

Price                        \$899,000

|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,906                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |               |
|-------------|---------------|
| Address     | 3540 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, Natural Gas Stove Hookup, 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, Flat Site, Park/Reserve, |

Playground Nearby, Public Transportation, Schools, Shopping Nearby

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

**Additional Information**

Date Listed April 2nd, 2025  
Days on Market 2  
Zoning Zone 30

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Listing information last updated on April 4th, 2025 at 12:47pm MDT