

## \$390,900 - 3722 9 Street, Edmonton

MLS® #E4449451

**\$390,900**

3 Bedroom, 2.50 Bathroom, 1,383 sqft

Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

PRICE , PRICE , PRICE Welcome to a beautiful 3-bedroom, 2.5-bath home in the highly desirable community of Maple Crest. DONT MISS THIS OPPORTUNITY AT THIS PRICE! Step into the Bright Entrance to enjoy the open concept layout. This 1383 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 Whit mud. A perfect blend of comfort, space, and location

Built in 2012

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4449451  |
| Price     | \$390,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |               |
|----------------|---------------|
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,383         |
| 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                      July 24th, 2025

Days on Market                53

Zoning                            Zone 30

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Listing information last updated on September 15th, 2025 at 4:18pm MDT