

## \$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        3  
Zoning                    Zone 30

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Listing information last updated on June 30th, 2025 at 12:48pm MDT