

# \$799,000 - 3540 6 Street, Edmonton

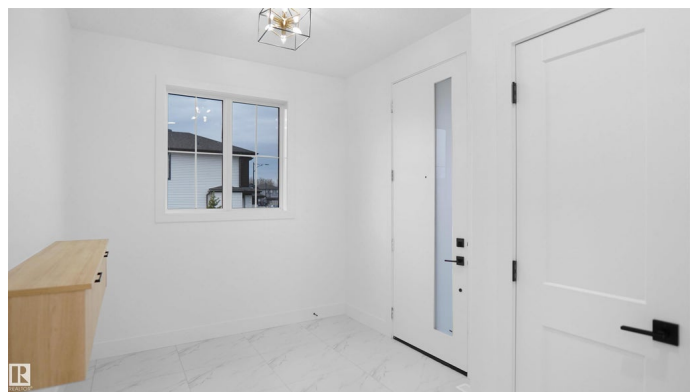
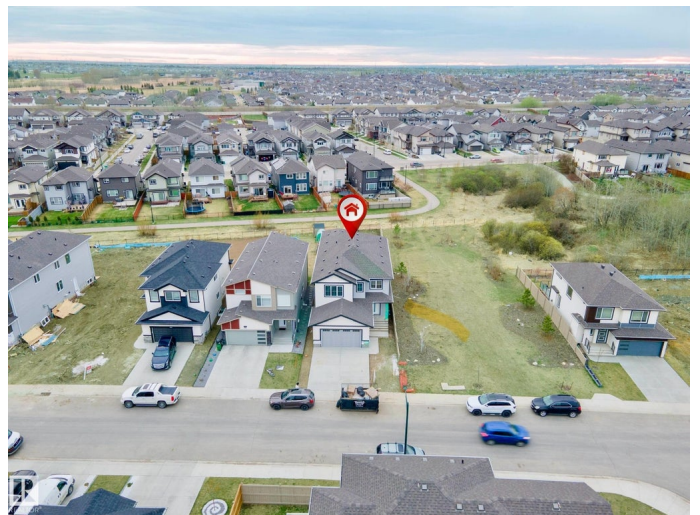
MLS® #E4460197

## \$799,000

5 Bedroom, 4.00 Bathroom, 2,906 sqft  
Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

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, along with a full bedroom and full bath for convenience. Upstairs, discover 4 additional Bedrooms, including 2 Primary 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, stained railing, 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® #	E4460197
Price	\$799,000
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 BBQ 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	Backs Onto Park/Trees, Park/Reserve, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby

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

### **Additional Information**

Date Listed	October 1st, 2025
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Days on Market	9
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Zoning	Zone 30
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Listing information last updated on October 10th, 2025 at 3:02pm MDT