

# \$449,900 - 2047 Maple Road, Edmonton

MLS® #E4456137

**\$449,900**

3 Bedroom, 2.50 Bathroom, 1,386 sqft

Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

Welcome to this modern 2023-built half duplex by Homes by Avi, located in the desirable community of Maple. Situated right ACROSS FROM PLAYGROUND, this home offers 3 spacious bedrooms, 2.1 bathrooms, and a thoughtfully designed layout. The main floor features a bright open-concept living space with a stylish kitchen, complete with all appliances and window blinds already installed. Enjoy outdoor living on the finished deck with a gas line for your BBQ, making it perfect for summer gatherings. Additional features include a SEPARATE SIDE ENTRANCE with a concrete pathway to the unfinished basement, offering future suite potential, and a detached DOUBLE CAR GARAGE for convenience. This move-in ready home is ideal for first-time buyers, offering modern finishes, comfort, and functionality. Located close to schools, shopping, and all amenities with easy access to major highways, this property is the perfect blend of style and practicality!!

Built in 2023

## Essential Information

MLS® # E4456137

Price \$449,900

Bedrooms 3



|                |               |
|----------------|---------------|
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,386         |
| Acres          | 0.00          |
| Year Built     | 2023          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 2047 Maple Road |
| Area        | Edmonton        |
| Subdivision | Maple Crest     |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6T 2T1         |

### Amenities

|           |                                                                          |
|-----------|--------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Deck, Detectors Smoke, HRV System, Natural Gas BBQ Hookup |
| Parking   | Double Garage Detached                                                   |

### Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-2, Natural Gas                                                                                                             |
| Stories           | 2                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Full, Unfinished                                                                                                                      |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Asphalt                                                      |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                   |
| Construction      | Wood, Asphalt                                                      |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      JULIA KINISKI SCHOOL  
Middle                              THELMA CHALIFOUX SCHOOL  
High                                ELDER DR. FRANCIS WHISKEY

**Additional Information**

Date Listed                      September 4th, 2025  
Days on Market                41  
Zoning                              Zone 30

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