

## \$799,000 - 3508 6 Street, Edmonton

MLS® #E4456723

**\$799,000**

5 Bedroom, 4.00 Bathroom, 2,756 sqft

Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

Completing March 2026! This brand new EAST facing, 2700 sqft home is a masterpiece of modern design and upgraded finishing featuring 5 beds and 4 full baths. Sitting on almost a 5000 sqft lot, with a massive backyard. This home backs on to a trail/trees. Step inside and be met by the sleek upgraded spindle railings and the exquisite luxury vinyl plank flooring that flows throughout. With two main floor living areas, an extended kitchen, boasting custom gloss cabinetry and a convenient spice kitchen with an additional pantry. Upstairs you'll find 4 additional bedrooms a room & laundry. Lighting upgrades include sleek wall sconces, upgraded light fixtures, and dining nook lights. The main floor bedroom and full bathroom offer both convenience and comfort. The open-to-below layout showcases custom millwork accent walls and a charming mounted electric fireplace, creating an inviting atmosphere for relaxation. With a separate entry to the basement, the possibilities for customization are endless.

Built in 2025

### Essential Information

MLS® # E4456723

Price \$799,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,756                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 3508 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, 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 | Airport Nearby, 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    | September 8th, 2025 |
| Days on Market | 45                  |
| Zoning         | Zone 30             |

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Listing information last updated on October 23rd, 2025 at 4:17pm MDT