

## \$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 |
| Days on Market | 8                 |
| Zoning         | Zone 30           |

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Listing information last updated on October 9th, 2025 at 3:32am MDT