

## \$425,000 - 2663 Maple Way, Edmonton

MLS® #E4448384

**\$425,000**

3 Bedroom, 2.50 Bathroom, 1,355 sqft

Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

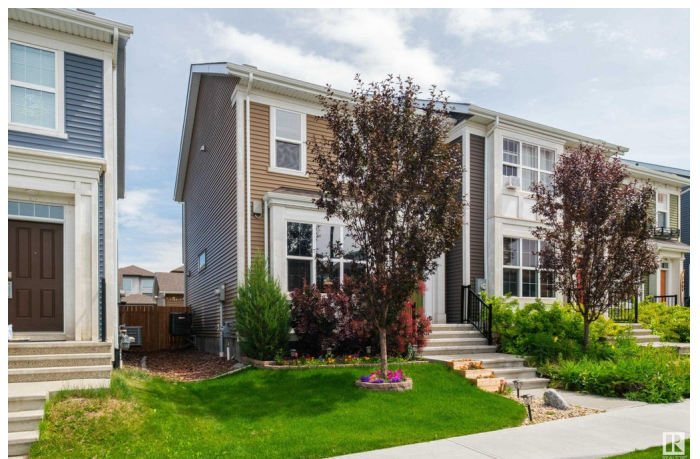
Beautifully upgraded, priced to move! Built by Homes by Avi, this gorgeous 3 bed 2.5 bath NO CONDO FEE townhome is LOADED WITH UPGRADES! Live your best life with CENTRAL A/C, GEMSTONE soffit lights, stylish LED lighting, a heated & insulated double detached garage w/built-in shelving & cabinetry, eco-savvy UV window film & MyEyedro usage monitor & more! Charming curb appeal & lush landscaping welcome you in to an open-concept layout w/luxury vinyl plank floors, spacious living & dining areas, & your dream island kitchen w/ample quartz countertops, pantry storage & S/S appliances incl double oven & fridge w/ice/water dispenser. Pass by a convenient half bath en route to the fenced backyard w/deck, planter boxes and access to the garage. Upstairs the primary suite offers a walk-in closet, 3-pc ensuite, wainscoting & wall sconces. Two more bedrms & a 4-pc bath complete the level. The partially finished basement is already framed w/permitted electrical & electric fireplace—it just needs your finishing touch!

Built in 2017

### Essential Information

MLS® # E4448384

Price \$425,000



|                |                      |
|----------------|----------------------|
| Bedrooms       | 3                    |
| Bathrooms      | 2.50                 |
| Full Baths     | 2                    |
| Half Baths     | 1                    |
| Square Footage | 1,355                |
| Acres          | 0.00                 |
| Year Built     | 2017                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 2663 Maple Way |
| Area        | Edmonton       |
| Subdivision | Maple Crest    |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 2E9        |

### Amenities

|                |                                                                                                                                    |
|----------------|------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Air Conditioner, Ceiling 9 ft., Deck, Hot Water Natural Gas, No Smoking Home, Vinyl Windows |
| Parking Spaces | 3                                                                                                                                  |
| Parking        | Double Garage Detached, Front/Rear Drive Access                                                                                    |

### Interior

|                   |                                                                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                          |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Euro Washer/Dryer Combo, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Water Softener, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                                                       |
| Fireplaces        | Insert                                                                                                                                                                                    |
| Stories           | 2                                                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                                                       |
| Basement          | Full, Partially Finished                                                                                                                                                                  |

### Exterior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                             |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                        |
| Construction      | Wood, Vinyl                                                                             |
| Foundation        | Concrete Perimeter                                                                      |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 19              |
| Zoning         | Zone 30         |

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Listing information last updated on August 5th, 2025 at 11:17am MDT