



## 3116 9 Street Edmonton AB

\$539,900

Welcome to this brand-new, never-lived-in (over 2000 sq ft living space including basement) half duplex in the sought-after Maple neighborhood! Featuring 4 bedrooms, 3.5 baths and a SEPARATE ENTRANCE TO FULLY FINISHED LEGAL BASEMENT, this home offers exceptional value. The main floor presents a spacious living room with a cozy fireplace and overlooking the backyard, a dining area with patio door giving access to the backyard and a stunning kitchen with a large island, tile backsplash, ample cabinetry and a corner pantry. A convenient 2-pc bath and sleek vinyl plank flooring are added features on main level. Upstairs, you will find the primary bedroom with a WI closet and a 3-pc Ensuite, plus two additional bedrooms, a 4-pc bath and a laundry room. The basement includes a bedroom, 4-pc bath, kitchen, a small rec room and a second laundry area. Close to all amenities, this home is perfect for first-time buyers and investors alike!

Listing Presented By:



Originally Listed by:  
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