

## **\$469,900 - 840 37 Avenue, Edmonton**

MLS® #E4434555

**\$469,900**

4 Bedroom, 3.50 Bathroom, 1,378 sqft

Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

Need a FINISHED BASEMENT for the family? This immaculate home by Avi will not disappoint! With too many upgrades to mention, this air-conditioned home features a clever, open concept floor plan. Step in from the front veranda (so nice on a summer evening!), to your large, bright living room. The adjoining kitchen features granite counters, top of the line stainless steel appliances, eating bar & dining nook w large windows, and a 1/2 bath. A mudroom leads to an oversized deck that spans the width of the entire house - great for family get-togethers. Upstairs you'll find a BONUS ROOM/den (easily converted back to a 3rd bedroom), and 2 more bedrooms. The primary bedroom is large with an incredible walk-in closet & private ensuite with granite counters. Downstairs you'll find a RARE FULLY-FINISHED BASEMENT, complete with a 3rd bedroom, gorgeous bath, large family room and top end laundry room with barn door. Custom blinds, great mechanicals, double garage - all located close to shopping & nature trails.

Built in 2013

### **Essential Information**

MLS® # E4434555

Price \$469,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,378
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	840 37 Avenue
Area	Edmonton
Subdivision	Maple Crest
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0S3

### Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke
Parking Spaces	4
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Low Maintenance Landscape, Public

	Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 5th, 2025
Days on Market	3
Zoning	Zone 30

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