

\$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

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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	4
Zoning	Zone 30

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