

## \$485,000 - 411 37 Avenue, Edmonton

MLS® #E4444387

**\$485,000**

3 Bedroom, 2.50 Bathroom, 1,453 sqft

Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

Welcome to this spacious and well-designed 1,453 sq ft home featuring a PIE LOT, 3 bedrooms, 2.5 bathrooms, and a massive 26'x26' double garage—perfect for extra storage or a workshop. Step into the bright and airy living room with soaring 12-foot ceilings and a sleek electric fireplace that creates a warm, welcoming atmosphere. Just a few steps up, the open-concept kitchen and dining area offer the ideal setup for entertaining, with a large U-shaped layout, ample counter space, convenient eat-up bar, and room for a full-sized dining table. Upstairs, retreat to your private primary suite complete with a walk-in closet and a 3-piece ensuite. Two additional bedrooms, a full 4-piece bath, and second-floor laundry provide everything a busy household needs. The unfinished basement is a rare find with 12-foot ceilings—giving you endless possibilities for future development. Whether it's a home gym, theatre room, or even a golf simulator, the space is ready for your imagination.

Built in 2021

### Essential Information

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Price \$485,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,453
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	411 37 Avenue
Area	Edmonton
Subdivision	Maple Crest
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2L7

### Amenities

Amenities	Ceiling 9 ft., Detectors Smoke, Hot Water Natural Gas, HRV System, 9 ft. Basement Ceiling
Parking Spaces	2
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
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Exterior Features	Back Lane, Cul-De-Sac, Fenced, Landscaped, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 26th, 2025
Days on Market	11
Zoning	Zone 30

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Listing information last updated on July 6th, 2025 at 11:02pm MDT