

Courtesy Of Marc Chalifoux Of One Percent Realty

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

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MLS® #E4453750

**\$485,000**

3 Bedroom, 2.50 Bathroom, 1,453 sqft

Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

Welcome to this beautifully designed 1,453 sq ft home on a spacious PIE LOT, offering 3 bedrooms, 2.5 baths, and an oversized 26'™x26'™ double garage ideal for storage or your dream workshop. The bright, open living room features soaring 12-foot ceilings and a modern electric fireplace, setting the perfect tone for cozy gatherings. Just steps above, the stylish U-shaped kitchen flows seamlessly into the dining area, complete with an eat-up bar, generous counter space, and room for a full dining table an entertainer's dream. Upstairs, the primary suite is a true retreat with a walk-in closet and private 3-piece ensuite. Two more bedrooms, a 4-piece bath, and convenient laundry complete the second level. Downstairs, the unfinished basement boasts rare 12-foot ceilings, offering unlimited potential imagine a home gym, theatre, or even a golf simulator. This home combines comfort, function, and future possibilities all in one. Close to public transportation and all amenities. Walmart, gyms, movie theater, etc.

Built in 2021

### Essential Information

MLS® # E4453750

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

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 19th, 2025 |
| Days on Market | 8                 |
| Zoning         | Zone 30           |

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Listing information last updated on August 27th, 2025 at 7:47am MDT