

Courtesy Of Marc Chalifoux Of One Percent Realty

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

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	1
Zoning	Zone 30

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Listing information last updated on August 20th, 2025 at 12:47pm MDT