

Courtesy Of Marc Chalifoux Of One Percent Realty

## \$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.

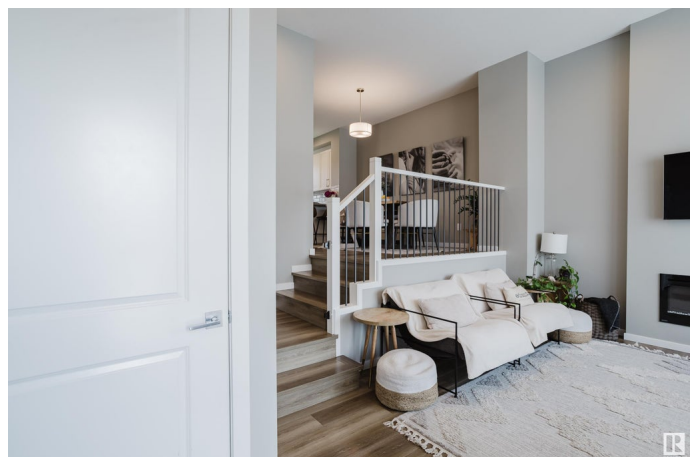
Built in 2021

### Essential Information

MLS® # E4444387

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    | June 26th, 2025 |
| Days on Market | 41              |
| Zoning         | Zone 30         |

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Listing information last updated on August 6th, 2025 at 7:17pm MDT