

## \$588,800 - 1574 37c Avenue, Edmonton

MLS® #E4430422

**\$588,800**

4 Bedroom, 3.50 Bathroom, 2,150 sqft

Single Family on 0.00 Acres

Tamarack, Edmonton, AB

Look no further this home has it all! Nearly 2,200 sf above grade plus a fully finished basement & nestled onto a quiet cul-de-sac w/ all amenities nearby. Spacious main level boasts flex rm (dining or office), open concept living rm w/ gas fireplace, bright dining area & kitchen w/ cabinetry galore. Upstairs find bonus rm w/ balcony, 4pc bath, 2 sizeable spare bdrms & huge primary w/ walk-in closet & 5pc ensuite w/ vanity. Fully finished basement boasts 2nd family rm, 4TH BDRM, 3 pc bath & plenty of storage. Enjoy privacy in your backyard with NO REAR NEIGHBOURS & mature trees. Upgrades/features include NEW SHINGLES, AC, NEWER FURNACE (2021), HOT WATER TANK (2021), HEATED GARAGE, deck gas line, central vac, storage shed & more. McPherson School within walking distance. Rec Centre a few minutes away. Plus all major box shopping including Chalo, Home Depot, Superstore, Walmart, Staples, Winners, Landmark Theatre, restaurants, medical clinics nearby plus easy access to Whitemud/Henday!

Built in 2007

### Essential Information

MLS® # E4430422

Price \$588,800



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,150                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 1574 37c Avenue |
| Area        | Edmonton        |
| Subdivision | Tamarack        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6T 0E1         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, Detectors Smoke  |
| Parking   | Double Garage Attached |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Cul-De-Sac, Fenced, Landscaped, Public Swimming Pool, Public |

Transportation, Schools, Shopping Nearby

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### School Information

|            |                           |
|------------|---------------------------|
| Elementary | A.Mcpherson/St.Kateri     |
| Middle     | A.Mcpherson/FMT           |
| High       | DrFrancis/AOB/HolyTrinity |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 8                |
| Zoning         | Zone 30          |

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Listing information last updated on April 19th, 2025 at 7:17pm MDT