

## \$525,000 - 451 37 Avenue, Edmonton

MLS® #E4438972

**\$525,000**

3 Bedroom, 2.50 Bathroom, 1,636 sqft

Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

Huge price reduction ! This home has everything for your growing family. Spacious and open concept floor plan. Main floor features a back living room with large windows and a cozy electric fireplace, dining room and kitchen with stone countertops, centre island, pantry and stainless steel appliances. Upstairs features 3 bedrooms including the primary with an ensuite bathroom and walk in closet. Convenient second floor laundry two other good size bedrooms and full bath. Side entrance to a potential basement suite. Situated in a quiet street, with plenty of room in backyard and double garage. Close to all amenities including schools, shopping, movie theatres, rec centre, restaurants, and major transportation routes like the Edmonton Ring road Anthony Henday Drive and the Whitemud. Furniture included in the purchase price. Bring offers

Built in 2020

### Essential Information

MLS® #	E4438972
Price	\$525,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,636
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	451 37 Avenue
Area	Edmonton
Subdivision	Maple Crest
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2L7

### Amenities

Amenities	Carbon Monoxide Detectors
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Composition, Vinyl
Exterior Features	Back Lane, Corner Lot, Cul-De-Sac, Flat Site, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Composition, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed May 28th, 2025

Days on Market 77

Zoning Zone 30

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