

## \$649,000 - 722 37a Avenue, Edmonton

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MLS® #E4437703

**\$649,000**

4 Bedroom, 3.50 Bathroom, 2,086 sqft

Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

A home that is sublime perfection! This immaculate, like-new 2,086 sq ft gem is move-in ready and features many elegant details. The professionally finished basement adds stunning, cohesive living space and the chef's kitchen boasts an enormous granite island paired with striking quartz counters. A walk-through pantry, and an ultra-convenient large mudroom with built-in storage seating ties the main floor all up in a bow! Step outside to nature in your own backyard oasis—enjoy serene views of the lush forested green space and walking paths from your large, maintenance-free composite deck with pergola. The unbelievable primary suite is a luxurious retreat unto itself, featuring his and hers vanities, dual walk-in closets and spa-inspired tiled shower and tub. The beautifully finished basement with a cozy gas fireplace and spacious bedroom and washroom mirrors the home's exceptional quality. With close proximity to all major amenities and thoroughfares, this is not just a home—it's a beautiful lifestyle!

Built in 2015

### Essential Information

MLS® # E4437703

Price \$649,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,086
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	722 37a Avenue
Area	Edmonton
Subdivision	Maple Crest
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0S2

### Amenities

Amenities	Deck, Detectors Smoke, Hot Water Instant, No Smoking Home
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Water Softener, Window Coverings, See Remarks, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Park/Reserve, Public Transportation,

	Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 19th, 2025
Days on Market	5
Zoning	Zone 30

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