

## \$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	10
Zoning	Zone 30

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 21st, 2025 at 6:32pm MDT