

\$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

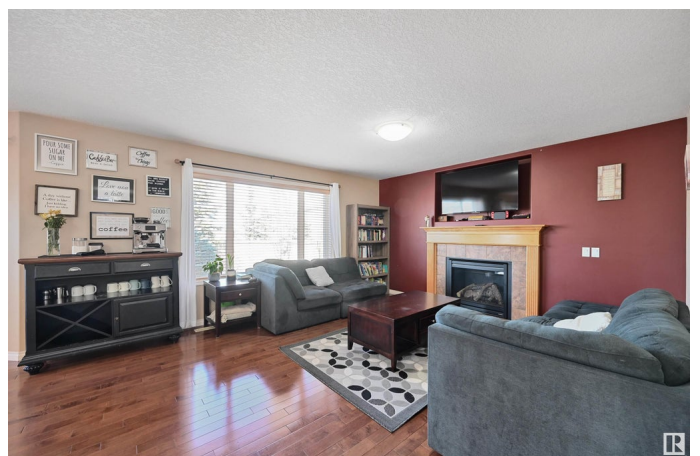
Look no further this home has it all! Nearly 2,200 sf above grade plus a fully finished basement & nestled onto a quiet cul-de-sac w/ all amenities nearby. Spacious main level boasts flex rm (dining or office), open concept living rm w/ gas fireplace, bright dining area & kitchen w/ cabinetry galore. 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 9:02pm MDT