

## \$624,900 - 722 37a Avenue, Edmonton

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MLS® #E4437703

**\$624,900**

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 \$624,900



|                |                        |
|----------------|------------------------|
| 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 | 18             |
| Zoning         | Zone 30        |

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Listing information last updated on June 6th, 2025 at 12:32pm MDT