

## \$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 84

Zoning Zone 30

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Listing information last updated on August 20th, 2025 at 6:02pm MDT