



839 37 Avenue
Edmonton, Alberta

MLS # A2296561



\$499,000

Division:	Maple		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,617 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Level, No Neighbours Behind, Pri		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	RSF
Foundation:	Poured Concrete	Utilities:	-
Features:	Dry Bar, Kitchen Island, Open Floorplan, Quartz Counters, Tankless Hot Water, Walk-In Closet(s)		

Inclusions: Gazebo

This is a well thought out home that checks a lot of boxes. With 4 bedrooms, 3.5 bathrooms, a fully finished basement, and a floor plan that genuinely works from top to bottom, this one is hard to overlook. The main floor features hardwood flooring, a functional kitchen with quartz countertops, and a dedicated office that can easily convert to a fifth bedroom depending on your needs. Upstairs you will find brand new vinyl plank flooring, a primary bedroom complete with a walk-in closet and 3 piece ensuite, two additional bedrooms, and a full bathroom. The fully finished basement adds a living room, bedroom, and full bathroom, giving you real usable space for family, guests, or whatever fits your lifestyle. Hot water on demand, double car garage round it out nicely.. oh did mention that this home has upgraded triple pane windows. In result, lower energy bills. Now let's talk about where this home sits. Maple Crest has kilometres of walking trails that wind through residential areas, Fulton Marsh, Fulton Creek, and protected natural greenspaces. Maple Crest At the heart of the community is Fulton Marsh, a 75 acre natural area that can be enjoyed year round. Maple Crest There are two playgrounds in the community, including a Green Shack program at Maple Park Playground that offers free summer activities for kids including crafts, sports, and games. Maple Crest Families will appreciate having both public and Catholic school options nearby. The Meadows Community Recreation Centre is just a short drive away and offers a gym, sports fields, a pool, an indoor playground, and an Edmonton Public Library branch. Maple Crest For shopping, you have easy access to Walmart, Superstore, Home Depot, Shoppers Drug Mart, Sport Chek, Winners, and more, all just minutes from home. Maple Crest Landmark Cinemas is just minutes away as well. Maple Crest Commuting is

a non issue with quick access to the Anthony Henday and Whitemud Drive. When you put it all together, the home, the layout, and the community it sits in, this one makes a lot of sense. Do not wait too long on this one.