



## 1409 37A Avenue Edmonton AB

\$579,900

Nestled perfectly on an oversized lot backing a greenspace & walking path, this gorgeous 2-storey fully-finished family home has 4 bdrms + 3.5 bath & is ready for a new family to enjoy - welcome to Tamarack! Open-concept main flr has hardwood floors in living rm, cozy gas fireplace & a lovely upgraded kitchen w/ ss appl, granite, & a large island w/ pot rack light fixture. Laundry (+sink) & 2 pc bath on main. Upstairs, a huge bonus rm space + 3 large bdrms (including the primary w/ ensuite & walk-in closet) & 4 pc bath. Fully-fin bsmt with 9 ft ceilings with 4th bdrm + full 4 pc bath & spacious living space w/ 2nd gas fireplace. SEPARATE ENTRANCE to basement is possible (through garage). Enjoy central A/C, tankless hot H2O tank & Hunter Douglas blinds throughout home. The south-facing backyard features gas BBQ hook, gazebo & professional 2-tier deck. O/s garage is dry walled & insulated. Walk to K-9 school (Blair McPherson) - only 1 block away - or a short drive to The Meadows Rec Center.

Listing Presented By:



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