



## 1409 37A Avenue Edmonton AB

\$574,900

Welcome to Tamarack! This fully finished 4-bedroom, 3-bath home sits on an oversized, treed lot backing onto a greenspace - offering the perfect space for your family to grow. Walk to school! A. Blair McPherson School (K-9), a playground & park are just a quick 5-minute walk along the scenic back path. The open-concept main floor features hardwood floors in the living room, cozy gas fireplace, and an upgraded kitchen with tile flooring, stainless steel appliances, granite countertops, & a large island with a pot rack light fixture. The fully finished bsmt offers 9-ft ceilings, a 4th bedroom, a full 4-piece bath, and a spacious living area with a 2nd gas fireplace. A SEPARATE ENTRANCE to the basement is possible through the garage. Upstairs, enjoy a large bonus rm, 3 generous bdrms (including the primary suite with a soaker tub, separate shower, and walk-in closet) & 4-piece bath. Additional features include central A/C, a tankless hot water system, Hunter Douglas blinds, gazebo & south-facing backyard.

Listing Presented By:



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