



## 1828 37 Avenue Edmonton AB

\$517,500

GORGEOUS CORNER LOT home in a mature neighbourhood. You'll walk into a vaulted ceiling entry with abundant natural light and discover handmade terra cotta tiles and hardwood throughout, a spacious living room, high quality kitchen appliances with a Bertazzoni gas stove, pantry, ample closets, bonus room roughed-in for a wet bar, and ethernet wired through home. The basement offers a great separate living space featuring a kitchenette, bedroom with ensuite, and living room. The home has new shingles and a heated garage with drain. Outside, you'll find a very large fenced yard with mature trees, a low maintenance deck, gas line for bbq, and a beautiful cottage-style, garden shed with attic storage and power. The stand-alone hydronic heating and cooling system with HVAC, allows for different rooms and zones to be individually temperature controlled. This property offers excellent access to the Whitemud, Henday, shopping, restaurants, recreation facilities, and immediate access to public transportation.

Listing Presented By:



Originally Listed by:  
YEGPro Realty

robinsundal@gmail.com

**RE/MAX ELITE**

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304 Windermere Road, Edmonton,  
AB, T6W 2Z8

Phone: 780-406-4000

Fax:

[jmattie@telusplanet.net](mailto:jmattie@telusplanet.net)