



## 203 37 Street Edmonton AB

\$759,000

Explore this spacious home on a 28-pocket lot, featuring over 2,480 sq ft of living space with 9 ft ceilings on all floors. The stucco exterior and smart lighting welcome you, alongside two living areas on the main floor and an upstairs bonus room. Highlights include a main floor bedroom with ensuite, a large spice kitchen, and sophisticated black finishes. Experience luxury with built-in appliances, maple wood railings with glass, and an open to above/below design that enhances the home's spacious feel. Upstairs, find 3 bedrooms, 2 baths, and a master suite with smart lighting, a steam shower, and a 5-pc ensuite. Additional features include huge windows for natural light, MDF shelved closets, central air conditioner, a concrete stamped patio, and a heated garage. The well-maintained yard is ready for the optional addition of a legal 2 bed, bath basement suite for an extra \$55,000.

Listing Presented By:



Originally Listed by:  
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