



## 1904 37C Avenue Edmonton AB

\$594,999

Spectacular property in a perfect location! Stunning two storey with suited, walkout basement overlooking a serene natural pond area. Enjoy the views from all three levels! Large, welcoming foyer welcomes you home. The front flex room is perfect den, formal dining or music area! Hardwood floors grace the main level & the spacious great room has a cozy corner gas fireplace. Family kitchen with island, lots of cabinets, gas stove & a corner pantry. Dining area opens to upper deck so you can the view with your enjoy morning coffee or afternoon cocktail! Lge laundry room & two pc.e powder room complete this level. The upper level has a huge bonus room; primary suite has full ensuite & walk-in closet plus two more bedrooms & a second full bathroom here. Lower level is a private suite with bedroom, kitchen & great room & bathroom, utility & second laundry area, plus heated floors for your comfort! Access the yard & patio from this level. Double attached garage. Freshly painted & newer shingles

Listing Presented By:



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