



## 729 37A Avenue Edmonton AB

\$668,900

Former "Coventry Homes" SHOWHOME! If looking for that meticulously maintained home, this 6 Bedroom Two Story with its has its all! Starting with its Separate & Private entrance to its "Legal" Two Bedroom Basement Suite. This "Maple" Beauty has a Spacious Main floor with Unscathed Hardwood floors that expand through the Large Kitchen and Massive Living Room. The floor plan of this home is "Award Winning" as the design allowed for a Sunny Upstairs Bonus room also featuring a generous allowance for 4 Large Bedrooms & Laundry room! DREAM ENSUITE Washroom with Deep Soaker Tub & Large Walk-in Closet! The Fully Permitted basement suite contains its Own separate entrance, laundry, second fireplace & its own functioning furnace & On-Demand Hot Water Tank. Extra's To Mention about this home include: A Large & Wide SE Facing Backyard, Insulated/Heated Attached Garage, Water Softener, Main Floor Den & Formal Dining Area, Cul-De-Sac Location, Separate Basement Suite Entry & OVERALL PRIDE OF OWNERSHIP THROUGHOUT!

Listing Presented By:



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