

\$588,800 - 1574 37c Avenue, Edmonton

MLS® #E4430422

\$588,800

4 Bedroom, 3.50 Bathroom, 2,150 sqft

Single Family on 0.00 Acres

Tamarack, Edmonton, AB

Look no further this home has it all! Nearly 2,200 sf above grade plus a fully finished basement & nestled onto a quiet cul-de-sac w/ all amenities nearby. Spacious main level boasts flex rm (dining or office), open concept living rm w/ gas fireplace, bright dining area & kitchen w/ cabinetry galore. Upstairs find bonus rm w/ balcony, 4pc bath, 2 sizeable spare bdrms & huge primary w/ walk-in closet & 5pc ensuite w/ vanity. Fully finished basement boasts 2nd family rm, 4TH BDRM, 3 pc bath & plenty of storage. Enjoy privacy in your backyard with NO REAR NEIGHBOURS & mature trees. Upgrades/features include NEW SHINGLES, AC, NEWER FURNACE (2021), HOT WATER TANK (2021), HEATED GARAGE, deck gas line, central vac, storage shed & more. McPherson School within walking distance. Rec Centre a few minutes away. Plus all major box shopping including Chalo, Home Depot, Superstore, Walmart, Staples, Winners, Landmark Theatre, restaurants, medical clinics nearby plus easy access to Whitemud/Henday!



Built in 2007

Essential Information

MLS® # E4430422

Price \$588,800

Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,150
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	1574 37c Avenue
Area	Edmonton
Subdivision	Tamarack
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0E1

Amenities

Amenities	Deck, Detectors Smoke
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Landscaped, Public Swimming Pool, Public

	Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	A.Mcpherson/St.Kateri
Middle	A.Mcpherson/FMT
High	DrFrancis/AOB/HolyTrinity

Additional Information

Date Listed	April 11th, 2025
Days on Market	17
Zoning	Zone 30

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 28th, 2025 at 3:32pm MDT