

## \$439,000 - 2134 37 Avenue, Edmonton

MLS® #E4449192

**\$439,000**

1 Bedroom, 2.00 Bathroom, 1,309 sqft

Single Family on 0.00 Acres

Wild Rose, Edmonton, AB

Custom built 4 level split home is waiting for you located in the friendly neighbourhood of Wildrose. This Gem has been extremely well maintained, plenty of upgrades, one of a kind that has desirable unique features. The incredible large living room with vaulted ceiling accompanied with a huge bright kitchen filled with natural light, ensures this home has more than ample room for daily living or those special celebrations. On the Upper level a office/bonus area is open to the living room below. Completing the upper level is a 4 pc main bath, Primary bedroom with large walk-in closet a 3 pc ensuite with a double shower. Making your way to the basement you will find large laundry room with roughed-in plumbing for future bathroom as well as a large room that has great Potential for a bedroom with a potential walk-in closet. Outside you will find a HUGE back yard a large deck, O/S Double 26x26 Garage. Upgrades include newer shingles 2023 newer vinyl plank flooring newer triple pane vinyl windows & doors 2022

Built in 2001

### Essential Information

MLS® # E4449192

Price \$439,000

Bedrooms 1



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,309                  |
| Acres          | 0.00                   |
| Year Built     | 2001                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 2134 37 Avenue |
| Area        | Edmonton       |
| Subdivision | Wild Rose      |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 1S2        |

### Amenities

|                |                                                                                                                  |
|----------------|------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, Exterior Walls- 2"x6", Hot Water Natural Gas, No Smoking Home, Vinyl Windows, See Remarks |
| Parking Spaces | 5                                                                                                                |
| Parking        | Double Garage Detached, Over Sized, RV Parking                                                                   |

### Interior

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

### Exterior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                              |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Landscaped, Public Transportation, Schools, Shopping Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 23rd, 2025 |
| Days on Market | 15              |
| Zoning         | Zone 30         |

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