

# **\$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	3
Zoning	Zone 30

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Listing information last updated on July 26th, 2025 at 9:02pm MDT