

## \$409,000 - 1914 37 Ave, Edmonton

MLS® #E4452945

**\$409,000**

3 Bedroom, 3.50 Bathroom, 1,327 sqft

Single Family on 0.00 Acres

Wild Rose, Edmonton, AB

Immaculately Maintained 2-Storey in Desirable Wild Rose! Tucked away on a quiet crescent, this spacious home offers a perfect blend of comfort and convenience. The main floor features fresh paint, a bright living room with cozy gas fireplace, functional kitchen, and a convenient half bath. Upstairs, you'll find 3 generously sized bedrooms including a primary with ensuite, plus an additional full bathroom. The fully finished basement adds even more living space—complete with a full bathroom and rec area perfect for a media room or family gatherings. This home is loaded with major upgrades: high-efficiency furnace and hot water tank (2021), rubber shingles (2020), central AC (2021), central humidifier, washer/dryer (Maytag, 2021), GE fridge (2021), bathroom flooring and basement bath (2023), attic insulation upgrade (2024), and a newly installed Apco-X Central Air Purifier (2025) with lifetime warranty! Location can't be beat—walking distance to The Meadows Shopping Centre, public transportation, and school

Built in 2002

### Essential Information

MLS® # E4452945

Price \$409,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,327                  |
| Acres          | 0.00                   |
| Year Built     | 2002                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |             |
|-------------|-------------|
| Address     | 1914 37 Ave |
| Area        | Edmonton    |
| Subdivision | Wild Rose   |
| City        | Edmonton    |
| County      | ALBERTA     |
| Province    | AB          |
| Postal Code | T6T 1S7     |

### Amenities

|           |                                                   |
|-----------|---------------------------------------------------|
| Amenities | Air Conditioner, Deck                             |
| Parking   | Front/Rear Drive Access, Parking Pad Cement/Paved |

### Interior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                           |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                  |
| Stories           | 3                                                                                                          |
| Has Basement      | Yes                                                                                                        |
| Basement          | Full, Finished                                                                                             |

### Exterior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior          | Wood, Vinyl                                   |
| Exterior Features | Fenced, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                              |
| Construction      | Wood, Vinyl                                   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 14th, 2025

Days on Market                5

Zoning                            Zone 30

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Listing information last updated on August 19th, 2025 at 5:17am MDT