

\$515,000 - 1817 37 Avenue, Edmonton

MLS® #E4424123

\$515,000

3 Bedroom, 3.50 Bathroom, 1,647 sqft
Single Family on 0.00 Acres

Wild Rose, Edmonton, AB

GORGEOUS 2 Storey in Wild Rose. Located on a QUIET street leading to a cul-de-sac, the BRIGHT white exterior w/ newer shingles DRAWS you in. The interior is MODERN & welcoming w/ NEW paint & lvp flooring on the main floor. Get COZY in the living room complete w/ gas FIREPLACE, cook in the ISLAND KITCHEN w/ UPGRADED stainless appliances, UPGRADED light fixtures & cabinet hardware! The EAT-IN NOOK DIRECTLY accesses the MASSIVE 2 TIERED deck & fully FENCED yard. Step down to the LAUNDRY AREA w/ plenty of STORAGE, access to the garage, 2 piece guest bath & basement. Upper floor has NEW broadloom throughout, NEW light & cabinet fixtures & more! A spacious BONUS ROOM, perfect for movie nights is a TREAT! 3 bedrooms up include a Primary w/ a full 4 piece ENSUITE & WALK-IN closet w/ CUSTOM closet storage. The 4 piece bath services the kids & guests. Basement is FULLY FINISHED w/ a rec room, 3 piece bath & a large DEN. Park in the DOUBLE ATTACHED garage. Shows incredible w/ tasteful upgrades & a modern flair!



Built in 2002

Essential Information

MLS® # E4424123

Price	\$515,000
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,647
Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	1817 37 Avenue
Area	Edmonton
Subdivision	Wild Rose
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1S6

Amenities

Amenities	Deck, Front Porch
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, No Back Lane, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Velma E. Baker
Middle	Thelma Chalifoux
High	Dr. Francis Whiskeyjack

Additional Information

Date Listed	March 5th, 2025
Days on Market	9
Zoning	Zone 30

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