

# \$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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