

\$489,900 - 1815 37 Avenue, Edmonton

MLS® #E4425717

\$489,900

3 Bedroom, 2.50 Bathroom, 1,493 sqft
Single Family on 0.00 Acres

Wild Rose, Edmonton, AB

Welcome to this charming two-story home in the desirable Wild Rose community. With nearly 1,500 sq. ft. of living space, this home sits on a rectangular lot in a quiet cul-de-sac, perfect for first-time homebuyers and small families. An open-to-above ceiling at the entrance creates a bright and airy feel. The main floor features a spacious living room, a cozy dining area, and a huge L-shaped kitchen that's thoughtfully tucked away for added privacy. A half bath and a double-car garage complete this level. Upstairs, the master suite boasts a 4-piece ensuite and a walk-in closet, while two additional bedrooms share a 4-piece bath. The backyard is perfect for relaxing or entertaining, with a sizeable deck and lawn. HWT & ROOF was replaced in 2024.

Conveniently located just minutes from schools, shopping, and major amenities, this home offers the perfect blend of comfort and convenience in a sought-after neighborhood.

Built in 2002

Essential Information

MLS® #	E4425717
Price	\$489,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,493
Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	1815 37 Avenue
Area	Edmonton
Subdivision	Wild Rose
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1S6

Amenities

Amenities	Deck, No Animal Home
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Landscaped, Public Swimming Pool, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed March 14th, 2025

Days on Market 22

Zoning Zone 30

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