

## \$439,000 - 11914 37 Street, Edmonton

MLS® #E4426973

**\$439,000**

3 Bedroom, 2.00 Bathroom, 919 sqft  
Single Family on 0.00 Acres

Beacon Heights, Edmonton, AB

LEGAL BASEMENT SUITE for extra income/mortgage helper! This stunning executive suite was custom built in 2019. Triple pane oversized windows so you don't feel like it's a lower level at all. Fully loaded kitchen, high ceilings, modern lighting, double sinks in the bathroom, storage including custom closet organizer in spacious bedroom, separate laundry, built-in shelving and desk in dedicated den. The renovated main floor welcomes you into a living area with wonderful natural light through new windows. Oak galley kitchen is open to the dining area. New stainless-steel appliances (2019) and separate laundry. Primary bedroom is enormous, the second bedroom is very generous also. Bright 4-pc bath. Ceramic tile and LVP flooring. Upgraded electrical and energy saving solar panels. Step outside to a massive fully fenced back yard with covered deck, gorgeous mature trees, landscaped for entertaining, relaxing, or the kids to play. Oversized double garage. Welcome home! Mature neighbourhood close to Schools, Shopping, Transportation



Built in 1959

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4426973  |
| Price  | \$439,000 |

|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 919                    |
| Acres          | 0.00                   |
| Year Built     | 1959                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11914 37 Street |
| Area        | Edmonton        |
| Subdivision | Beacon Heights  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5W 2C1         |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Deck, Detectors Smoke, Hot Water Tankless, Patio, R.V. Storage, Vinyl Windows |
| Parking   | Double Garage Detached   |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two |
| Heating      | Forced Air-2, Natural Gas   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Park/Reserve, Paved Lane, Playground Nearby, Public Transportation, Schools, Treed Lot |
| Roof              | Asphalt Shingles   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 21st, 2025 |
| Days on Market | 27               |
| Zoning         | Zone 23          |

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Listing information last updated on April 17th, 2025 at 1:32pm MDT