

## \$444,000 - 1914 37 Ave, Edmonton

MLS® #E4448608

**\$444,000**

3 Bedroom, 3.50 Bathroom, 1,327 sqft

Single Family on 0.00 Acres

Wild Rose, Edmonton, AB

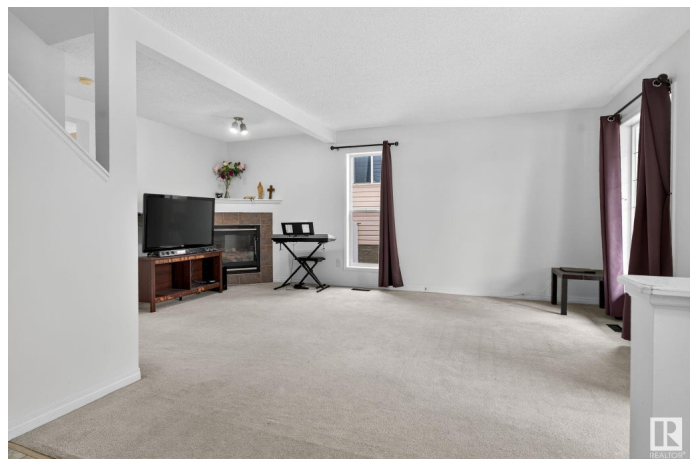
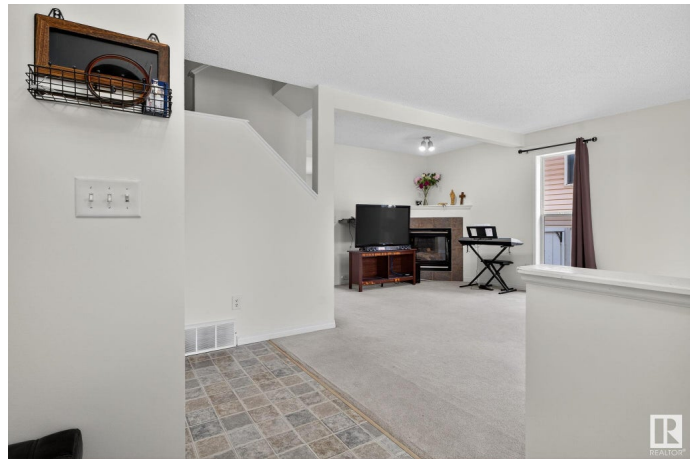
Immaculately Maintained 2-Storey in Desirable Wild Rose! Tucked away on a quiet crescent, this spacious home offers a perfect blend of comfort and convenience. The main floor features fresh paint, a bright living room with cozy gas fireplace, functional kitchen, and a convenient half bath. Upstairs, 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® # E4448608

Price \$444,000



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                      July 18th, 2025

Days on Market                5

Zoning                            Zone 30

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Listing information last updated on July 22nd, 2025 at 11:47pm MDT