

# \$409,000 - 1914 37 Ave, Edmonton

MLS® #E4460857

**\$409,000**

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® # E4460857

Price \$409,000



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
Fireplace	Yes
Fireplaces	Wall Mount
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	October 4th, 2025
Days on Market	14
Zoning	Zone 30

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