

\$550,000 - 1808 37 Avenue, Edmonton

MLS® #E4459722

\$550,000

3 Bedroom, 2.50 Bathroom, 1,588 sqft

Single Family on 0.00 Acres

Wild Rose, Edmonton, AB

Tucked away in a quiet cul-de-sac, this fully renovated home sits on a spacious 411 SQM lot. Step inside to discover an open-concept living space featuring newer laminate flooring, all new windows and doors, Hunter Douglas blinds, & more! The kitchen has been completely redone with soft-close, floor-to-ceiling KitchenCraft cabinetry, KJ granite countertops, & newer appliances. Upstairs, you'll find a large bonus room, two bedrooms with built-in closet shelving, & a spacious primary bedroom with a spa-like 4-piece ensuite, complete with granite counters & a newly tiled tub surround. The fully finished basement offers a large rec room perfect for entertaining, a wet bar, & a custom wine room! Outside, be WOWED by the professionally landscaped backyard, featuring a four-season deck, outdoor fire pit, shed, playhouse, gas line for a BBQ, & more. Additional features include: A/C, RV outlet, heated double garage, new washer and dryer, granite countertops in all bathrooms, new shingles & so much more!

Built in 2002

Essential Information

MLS® # E4459722

Price \$550,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,588
Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	1808 37 Avenue
Area	Edmonton
Subdivision	Wild Rose
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1S6

Amenities

Amenities	Air Conditioner, Bar, Deck, Fire Pit, See Remarks, Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Garage Attached, Heated

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Cul-De-Sac, Flat Site, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Velma E./Mary Hanley
Middle	Thelma C./Father Michael
High	Elder Dr.F/Austin O'B

Additional Information

Date Listed	September 26th, 2025
Days on Market	18
Zoning	Zone 30

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