

## \$579,999 - 1808 37 Avenue, Edmonton

MLS® #E4459722

**\$579,999**

3 Bedroom, 2.50 Bathroom, 1,588 sqft

Single Family on 0.00 Acres

Wild Rose, Edmonton, AB

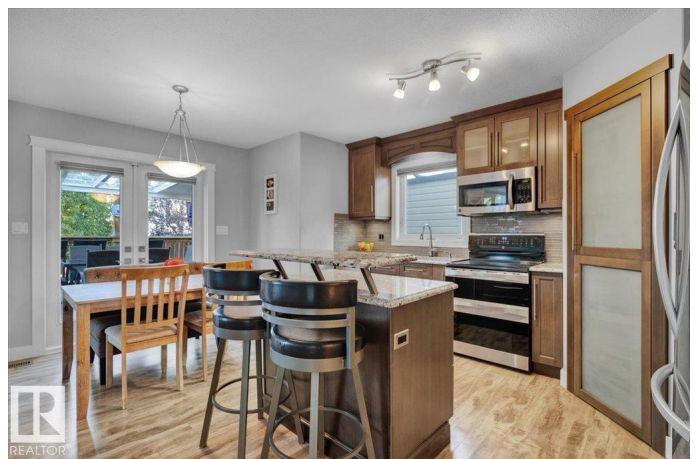
Tucked away in a quiet cul-de-sac, this fully renovated home sits on a spacious 411 SQM lot. Step inside to discover an open-concept living space featuring newer laminate flooring, all new windows and doors, Hunter Douglas blinds, & more! The kitchen has been completely redone with soft-close, floor-to-ceiling 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 \$579,999



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	1
Zoning	Zone 30

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Listing information last updated on September 27th, 2025 at 9:02am MDT