

# \$489,900 - 1815 37 Avenue, Edmonton

MLS® #E4425717

**\$489,900**

3 Bedroom, 2.50 Bathroom, 1,493 sqft  
Single Family on 0.00 Acres

Wild Rose, Edmonton, AB

Welcome to this charming two-story home in the desirable Wild Rose community. With nearly 1,500 sq. ft. of living space, this home sits on a rectangular lot in a quiet cul-de-sac, perfect for first-time homebuyers and small families. An open-to-above ceiling at the entrance creates a bright and airy feel. The main floor features a spacious living room, a cozy dining area, and a huge L-shaped kitchen that's thoughtfully tucked away for added privacy. A half bath and a double-car garage complete this level. Upstairs, the master suite boasts a 4-piece ensuite and a walk-in closet, while two additional bedrooms share a 4-piece bath. The backyard is perfect for relaxing or entertaining, with a sizeable deck and lawn. HWT & ROOF was replaced in 2024.

Conveniently located just minutes from schools, shopping, and major amenities, this home offers the perfect blend of comfort and convenience in a sought-after neighborhood.

Built in 2002

## Essential Information

MLS® #	E4425717
Price	\$489,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,493
Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	1815 37 Avenue
Area	Edmonton
Subdivision	Wild Rose
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1S6

### **Amenities**

Amenities	Deck, No Animal Home
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Landscaped, Public Swimming Pool, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed March 14th, 2025

Days on Market 30

Zoning Zone 30

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