

## \$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 | 13                   |
| Zoning         | Zone 30              |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 9th, 2025 at 1:02am MDT