

## \$499,900 - 2331 37b Avenue, Edmonton

MLS® #E4457222

**\$499,900**

4 Bedroom, 3.50 Bathroom, 1,999 sqft

Single Family on 0.00 Acres

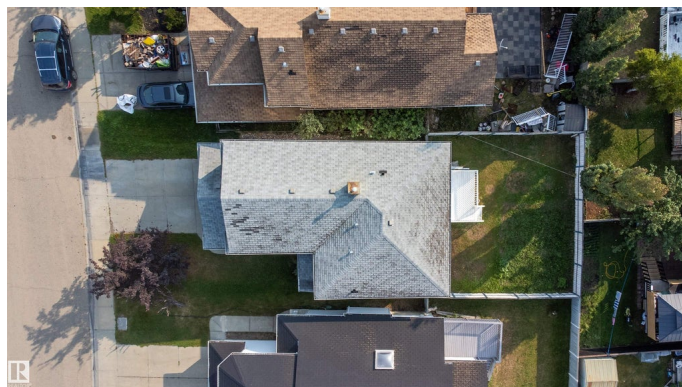
Wild Rose, Edmonton, AB

Location, Location, Location in Wild Rose! This beautifully maintained 2-storey offers approximately 2,790 sq. ft. of total living space, including a FULLY FINISHED BASEMENT with SECOND KITCHEN and SEPARATE ENTRANCE. The main floor features an open-concept living room with fireplace, a spacious kitchen with dining area, half bath, and main floor laundry. The upper level includes three bedrooms plus a vaulted ceiling bonus room. The primary suite offers a walk-in closet and a 4-piece ensuite with jacuzzi tub. The fully finished basement includes a second kitchen, recreation room, additional bedroom, and full bathroom—ideal for extended family or rental potential. Situated on a landscaped lot with rear deck, this property is conveniently located close to schools, parks, shopping, and the transit centre.

Built in 2000

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4457222  |
| Price      | \$499,900 |
| Bedrooms   | 4         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,999                  |
| Acres          | 0.00                   |
| Year Built     | 2000                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 2331 37b Avenue |
| Area        | Edmonton        |
| Subdivision | Wild Rose       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6T 1N9         |

### Amenities

|           |                                                          |
|-----------|----------------------------------------------------------|
| Amenities | On Street Parking, Deck, No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached                                   |

### Interior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                              |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two, Stoves-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                     |
| Stories           | 3                                                                                                             |
| Has Basement      | Yes                                                                                                           |
| Basement          | Full, Finished                                                                                                |

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                   |
| Exterior Features | Landscaped, Playground Nearby, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                              |
| Construction      | Wood, Vinyl                                                   |
| Foundation        | Concrete Perimeter                                            |

### Additional Information

|             |                      |
|-------------|----------------------|
| Date Listed | September 11th, 2025 |
|-------------|----------------------|

Days on Market 4

Zoning Zone 30

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Listing information last updated on September 15th, 2025 at 1:02am MDT