

## \$467,900 - 2134 37 Avenue, Edmonton

MLS® #E4432999

**\$467,900**

1 Bedroom, 2.00 Bathroom, 1,290 sqft

Single Family on 0.00 Acres

Wild Rose, Edmonton, AB

Custom JAYMAN built 4 level split with huge pie lot and HUGE oversized double detached garage. This upgraded, fantastic home and property is one of a kind that has desirable and unique features. The island kitchen is extremely large with excellent eating and entertainment area flooded with sunlight from the large windows facing the top notch sun deck. The primary bedroom has a double shower, custom en suite and barn door entrance. The living room has vaulted ceilings and the upper level loft/office area is open to the living room below. 718 m<sup>2</sup> pie shaped lot over 76 feet across the back. 26'—26' newer oversized garage off the back lane with 30 amp and double sized RV parking. Extras include central AC, newer shingles 2023, newer vinyl plank flooring, 2019, newer, triple pane, energy, efficient vinyl windows and doors in 2022. Potential in the basement for a bedroom or workout space with the already roughed in space!

Built in 2001

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4432999  |
| Price     | \$467,900 |
| Bedrooms  | 1         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,290                  |
| Acres          | 0.00                   |
| Year Built     | 2001                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 2134 37 Avenue |
| Area        | Edmonton       |
| Subdivision | Wild Rose      |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 1S2        |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Amenities      | Air Conditioner, Deck              |
| Parking Spaces | 5                                  |
| Parking        | Double Garage Detached, Over Sized |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Back Lane, Fenced, Landscaped, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### Additional Information

Date Listed April 26th, 2025

Days on Market 51

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 June 16th, 2025 at 6:32pm MDT