

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

MLS® #E4457222

**\$499,900**

4 Bedroom, 3.50 Bathroom, 1,999 sqft  
Single Family on 0.00 Acres

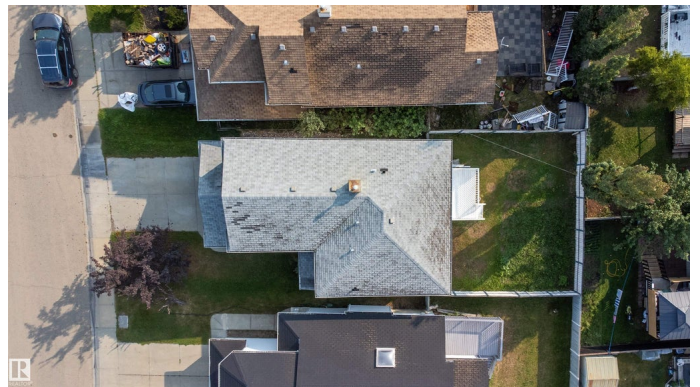
Wild Rose, Edmonton, AB

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
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Days on Market 5

Zoning Zone 30

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Listing information last updated on September 16th, 2025 at 5:32am MDT