

## \$449,900 - 2134 37 Avenue, Edmonton

MLS® #E4432999

**\$449,900**

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	\$449,900
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 71

Zoning Zone 30

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