

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

MLS® #E4457222

\$499,900

4 Bedroom, 3.50 Bathroom, 1,999 sqft

Single Family on 0.00 Acres

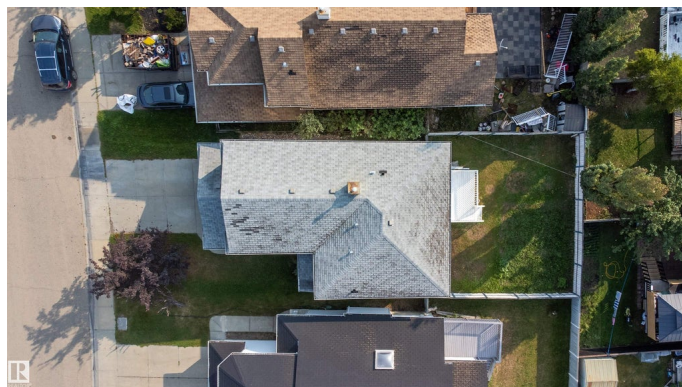
Wild Rose, Edmonton, AB

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 3

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 September 14th, 2025 at 10:02am MDT