

## \$494,900 - 2134 37 Avenue, Edmonton

MLS® #E4432999

**\$494,900**

2 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 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.

Built in 2001

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4432999  |
| Price          | \$494,900 |
| Bedrooms       | 2         |
| 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 | 23               |

## Zoning

## Zone 30

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Listing information last updated on May 19th, 2025 at 2:17am MDT