

## \$450,000 - 1778 37 Street, Edmonton

MLS® #E4435502

**\$450,000**

4 Bedroom, 2.00 Bathroom, 1,191 sqft

Single Family on 0.00 Acres

Daly Grove, Edmonton, AB

Welcome home to this well cared for 3+1-bedroom bungalow. This 1190 square foot home has upgrades such as windows, shingles, Central AC, and a high efficiency furnace. Kitchen has lots of cabinetry, a walk-in pantry, updated counter tops and stainless-steel appliances. Most of the main floor is completed in maple hardwood flooring. Primary bedroom offers twin closets and garden doors that access the rear deck. The main floor laundry is a great bonus. Basement access has a separate entrance and offers an additional kitchen with built-in dishwasher and a separate laundry area. The basement bedroom has an additional electric baseboard heating system with thermostat. Basement bath is a 4 piece. To complete the lower level, it also has a large family room area. The yard is very pleasing with numerous trees and privacy. The detached oversized double garage also has new shingles and a large driveway.

Built in 1988

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4435502  |
| Price     | \$450,000 |
| Bedrooms  | 4         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,191                  |
| Acres          | 0.00                   |
| Year Built     | 1988                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1778 37 Street |
| Area        | Edmonton       |
| Subdivision | Daly Grove     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6L 2R2        |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Deck, No Smoking Home |
| Parking   | Double Garage Detached                 |

### Interior

|              |  |
|--------------|--|
| Appliances   | Air Conditioning-Central, Garage Control, Garage Opener, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 2  |
| Has Suite    | Yes  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### Exterior

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

**Additional Information**

Date Listed            May 9th, 2025  
Days on Market       3  
Zoning                 Zone 29

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