

## \$515,000 - 2168 37b Avenue, Edmonton

MLS® #E4458405

### \$515,000

4 Bedroom, 2.50 Bathroom, 1,618 sqft

Single Family on 0.00 Acres

Wild Rose, Edmonton, AB

Welcome to this well-maintained home in the heart of Wild Rose, Millwoods! Offering over 2,300 sq. ft. of total living space, this property features 4 bedrooms—3 upstairs and 1 in the partially finished basement. The main floor boasts an open-concept layout with a bright living room, dining area, kitchen, and convenient main floor laundry. Upstairs includes 3 spacious bedrooms and 2 full baths, including a primary suite with walk-in closet and 4-piece ensuite. The basement offers a large rec room, bedroom, and a rough-in for a future bathroom—ready for your finishing touch. Situated on a large pie-shaped lot, the backyard includes a charming gazebo, perfect for relaxing or entertaining. Recent upgrades include a new roof, furnace, and central A/C (2022), offering peace of mind for years to come. Located close to schools, parks, shopping, and transit. This is a fantastic opportunity to own in a family-friendly community!

Built in 2001

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4458405  |
| Price     | \$515,000 |
| Bedrooms  | 4         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,618                  |
| Acres          | 0.00                   |
| Year Built     | 2001                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 2168 37b Avenue |
| Area        | Edmonton        |
| Subdivision | Wild Rose       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6T 1R6         |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Air Conditioner, Deck  |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### **Interior**

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                        |
| Fireplace         | Yes                                                              |
| Fireplaces        | Insert                                                           |
| Stories           | 3                                                                |
| Has Basement      | Yes                                                              |
| Basement          | Full, Partially Finished                                         |

### **Exterior**

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                        |
| Exterior Features | Flat Site, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                   |
| Construction      | Wood, Vinyl                                                        |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Velma E. Baker School  
Middle                              Thelma Chalifoux School  
High                                 Kate Chegwin School

**Additional Information**

Date Listed                      September 18th, 2025  
Days on Market                22  
Zoning                              Zone 30

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