

## \$349,000 - 12001 37 Street, Edmonton

MLS® #E4426388

**\$349,000**

3 Bedroom, 1.50 Bathroom, 930 sqft

Single Family on 0.00 Acres

Beacon Heights, Edmonton, AB

Discover an incredible investment opportunity with this fantastic starter property in Beacon Heights! This bungalow sits on an expansive corner lot, boasting a spacious yard, a dog run, and ample room to construct the garage of your dreams—an ideal setup for maximizing value and appeal. The main floor features 3 cozy bedrooms, a new fridge, stove, dishwasher, washing machine, plumbing redone in main bathroom, shower redone and a generous kitchen area, offering a solid foundation for comfortable living. Downstairs, unlock even more value with a fully equipped mother-in-law suite, complete with its own kitchen, 3-piece bathroom, bedroom, and recreation room—perfect for extended family. With just a touch of effort, this home could become a standout gem, making it an unbeatable opportunity for savvy buyers or investors looking to build equity and secure a bright future!

Built in 1961

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4426388  |
| Price      | \$349,000 |
| Bedrooms   | 3         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 930                    |
| Acres          | 0.00                   |
| Year Built     | 1961                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 12001 37 Street |
| Area        | Edmonton        |
| Subdivision | Beacon Heights  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5W 2C2         |

### **Amenities**

|           |                                       |
|-----------|---------------------------------------|
| Amenities | Off Street Parking, Dog Run-Fenced In |
| Parking   | Front/Rear Drive Access               |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 1  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Back Lane, Fenced, Landscaped, Paved Lane, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

Date Listed March 19th, 2025

Days on Market 42

Zoning Zone 23

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