

## \$579,000 - 2891 37a Avenue, Edmonton

MLS® #E4456712

**\$579,000**

5 Bedroom, 3.00 Bathroom, 1,472 sqft

Single Family on 0.00 Acres

Wild Rose, Edmonton, AB

Welcome to 2891 37A Ave a rare property located in the family friendly community of Wildrose! This beautifully newly renovated bi-level offers over 1471 sq ft of living space plus basement, double garage attached, with a total of 5 bedrooms, and 3 full washrooms throughout. On the main floor you will find an open concept living room, kitchen and dining area with fireplace overlooking a large well maintained deck and backyard. Up a few stairs you will find a full bedroom and ensuite with shower, and a free standing tub overlooking the front home view. Basement is fully finished with a very spacious living room with beautiful tiled fireplace, 2 bedrooms, a full washroom and laundry room. An Incredible opportunity in a desirable safe neighborhood walking minutes away from parks, schools, amenities, and businesses. Welcome Home!

Built in 1997

### Essential Information

MLS® #	E4456712
Price	\$579,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,472
Acres	0.00



Year Built	1997
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	2891 37a Avenue
Area	Edmonton
Subdivision	Wild Rose
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1H7

### **Amenities**

Amenities	On Street Parking, Deck, No Animal Home, No Smoking Home
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher - Energy Star, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Flat Site, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Private Setting, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Minchau
Middle	Kate Chegwin
High	Td Baker

### **Additional Information**

Date Listed	September 6th, 2025
Days on Market	8
Zoning	Zone 30

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