

## \$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 | 15                  |
| Zoning         | Zone 30             |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 21st, 2025 at 2:47pm MDT