

**\$529,900 - 2331 37b Ave Nw, Edmonton**

MLS® #E4450316

**\$529,900**

4 Bedroom, 3.50 Bathroom, 1,920 sqft  
Single Family on 0.00 Acres

Wild Rose, Edmonton, AB

Location Location Location Perfectly located 1900 SQFT 2-storey with fully finished basement. Beautiful home offers you Living room, kitchen, dinning and half bath on the main floor. Nice open living room with fireplace. Open kitchen with dinning. Main floor laundry. Second floor comes with three bedrooms and Bonus room. Huge master bedroom with Ensuite bath with corner jacuzzi. Professionally finished basement has great room, one bedroom and full bath. Huge lot is fully landscaped. Good size rear deck. Close to school and shopping. Must See...

Built in 2000

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | E4450316               |
| Price          | \$529,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,920                  |
| Acres          | 0.00                   |
| Year Built     | 2000                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 2331 37b Ave Nw |
| Area        | Edmonton        |
| Subdivision | Wild Rose       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6T 1N9         |

## Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Ceiling 9 ft., Patio   |
| Parking   | Double Garage Attached |

## Interior

|                   |                                                                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Vacuum Systems, Washer, Window Coverings, See Remarks, Refrigerators-Two, Stoves-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                            |
| Stories           | 3                                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                                  |
| Basement          | Full, Finished                                                                                                                                                       |

## Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                       |
| Exterior Features | Fenced, Flat Site, Landscaped, Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles                                                  |
| Construction      | Wood, Vinyl                                                       |
| Foundation        | Concrete Perimeter                                                |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 3               |
| 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 August 2nd, 2025 at 2:17am MDT