

\$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 51
Zoning Zone 30

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