



## 1907 37 Avenue Edmonton AB

\$388,000

Welcome to your future home in the desirable Wild Rose community! Nestled in a quiet cul-de-sac, this spacious and well-maintained two-storey residence is perfect for families or those looking for room to grow. Step inside to discover an open-concept main level featuring a generous kitchen, living room, & dining area, highlighted by a large bay window that floods the space with natural light--ideal for savouring your morning coffee. Upstairs, you'll find three bright bedrooms that provide a cozy retreat, along with a full bathroom. The unfinished basement offers a blank canvas, ready for you to customize to your liking. New paint throughout the home (2024), HWT (2024), Parking Pad (2022) Washer/Dryer (2019). Outside, you'll appreciate massive South Backing Yard convenient parking for three cars in the back. Plus, you'll enjoy easy access to a variety of nearby amenities (Home Depot, Walmart, Banks, Tims, Winners) including schools, a bus station just minutes away, Henday/Whitemud Road & Meadows Rec Centre.

Listing Presented By:



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