



## Edmonton Alberta

\$425,000

Welcome to 1181 37 Ave NW--an exceptional 4-level split nestled in the heart of Wild Rose, one of southeast Edmonton's most sought-after family communities . Perfectly positioned on a quiet cul-de-sac curve, this home blends space, function, and lifestyle. The main floor impresses with soaring vaulted ceilings and a sun-filled living room, flowing seamlessly into a galley kitchen with newer stainless steel appliances and adjoining dining area. Upstairs offers a spacious primary retreat, second bedroom, and full 4-piece bath. The lower level features a bright, expansive family room, third bedroom, and 3-piece bath, while the basement includes a fourth bedroom and dedicated laundry. Step outside to a massive south-facing backyard complete with a new stone patio and freshly painted deck--ideal for entertaining. Recent upgrades include water softener & filter (2023) and fresh paint (2025). Complete with a double attached garage, this is refined family living at its finest. (id:6769)

Laundry room 4.22 m X 2.44 m

Family room 4.82 m X 3.76 m

Bedroom 3 3.12 m X 3.77 m

Bedroom 4 4.76 m X 3.44 m

Living room 4.39 m X 3.75 m

Dining room 4.39 m X 3.75 m

Kitchen 4.97 m X 2.35 m

Primary Bedroom 5.53 m X 3.98 m

Bedroom 2 3.56 m X 3.55 m

Listing Presented By:



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MaxWell Progressive

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