

## \$439,000 - 11914 37 Street, Edmonton

MLS® #E4426973

**\$439,000**

3 Bedroom, 2.00 Bathroom, 919 sqft  
Single Family on 0.00 Acres

Beacon Heights, Edmonton, AB

LEGAL BASEMENT SUITE for extra income/mortgage helper! This stunning executive suite was custom built in 2019. Triple pane oversized windows so you don't feel like it's a lower level at all. Fully loaded kitchen, high ceilings, modern lighting, double sinks in the bathroom, storage including custom closet organizer in spacious bedroom, separate laundry, built-in shelving and desk in dedicated den. The renovated main floor welcomes you into a living area with wonderful natural light through new windows. Oak galley kitchen is open to the dining area. New stainless-steel appliances (2019) and separate laundry. Primary bedroom is enormous, the second bedroom is very generous also. Bright 4-pc bath. Ceramic tile and LVP flooring. Upgraded electrical and energy saving solar panels. Step outside to a massive fully fenced back yard with covered deck, gorgeous mature trees, landscaped for entertaining, relaxing, or the kids to play. Oversized double garage. Welcome home! Mature neighbourhood close to Schools, Shopping, Transportation



Built in 1959

### Essential Information

MLS® #	E4426973
Price	\$439,000

Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	919
Acres	0.00
Year Built	1959
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	11914 37 Street
Area	Edmonton
Subdivision	Beacon Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 2C1

### **Amenities**

Amenities	Air Conditioner, Deck, Detectors Smoke, Hot Water Tankless, Patio, R.V. Storage, Vinyl Windows
Parking	Double Garage Detached

### **Interior**

Appliances	Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-2, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Park/Reserve, Paved Lane, Playground Nearby, Public Transportation, Schools, Treed Lot

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	March 21st, 2025
Days on Market	41
Zoning	Zone 23

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