

Courtesy Of Greg J Babski Of RE/MAX Elite

\$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

Absolutely fantastic legal up & down duplex with all the bells and whistles on massive 8000 SqFt fenced lot. The main floor features bright and open oak kitchen with stainless steel appliances, 2 good size bedrooms, full bathroom, ceramic tiles and vinyl laminate flooring. The lower level features 1 large bedroom + den, full bathroom vinyl flooring. Both units have separate entrances, separate electric meters separate laundry, separate 2 high efficiency furnaces with humidifiers. Legal basement suite was constructed in 2019 with all new features like new kitchen, bathroom, paint, flooring, appliances, soundproof ceiling, 6" wall studs, pot lights. Other upgrades include 2 complete duct systems, new triple pane windows including a window, new plumbing, upgraded electrical, attic insulation R 60, grading around whole house, new garage door, 2019 solar panels and the list goes on. Double detached garage and RV parking. "A solid investment". Close to schools, shopping and transportation. Quick access to Anthony Henday Dr

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 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 16
Zoning Zone 23

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Listing information last updated on April 6th, 2025 at 5:03am MDT