

## \$450,000 - 1778 37 Street, Edmonton

MLS® #E4435502

**\$450,000**

4 Bedroom, 2.00 Bathroom, 1,191 sqft

Single Family on 0.00 Acres

Daly Grove, Edmonton, AB

Welcome home to this well cared for 3+1-bedroom bungalow. This 1190 square foot home has upgrades such as windows, shingles, Central AC, and a high efficiency furnace. Kitchen has lots of cabinetry, a walk-in pantry, updated counter tops and stainless-steel appliances. Most of the main floor is completed in maple hardwood flooring. Primary bedroom offers twin closets and garden doors that access the rear deck. The main floor laundry is a great bonus. Basement access has a separate entrance and offers an additional kitchen with built-in dishwasher and a separate laundry area. The basement bedroom has an additional electric baseboard heating system with thermostat. Basement bath is a 4 piece. To complete the lower level, it also has a large family room area. The yard is very pleasing with numerous trees and privacy. The detached oversized double garage also has new shingles and a large driveway.

Built in 1988

### Essential Information

MLS® #	E4435502
Price	\$450,000
Bedrooms	4
Bathrooms	2.00



Full Baths	2
Square Footage	1,191
Acres	0.00
Year Built	1988
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	1778 37 Street
Area	Edmonton
Subdivision	Daly Grove
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 2R2

### **Amenities**

Amenities	Air Conditioner, Deck, No Smoking Home
Parking	Double Garage Detached

### **Interior**

Appliances	Air Conditioning-Central, Garage Control, Garage Opener, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Back Lane, Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            May 9th, 2025  
Days on Market      3  
Zoning                Zone 29

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