

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 14
Zoning Zone 23

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 4th, 2025 at 3:17pm MDT