

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 15  
Zoning Zone 23

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