

## \$349,000 - 12001 37 Street, Edmonton

MLS® #E4426388

**\$349,000**

3 Bedroom, 1.50 Bathroom, 930 sqft  
Single Family on 0.00 Acres

Beacon Heights, Edmonton, AB

Discover an incredible investment opportunity with this fantastic starter property in Beacon Heights! This bungalow sits on an expansive corner lot, boasting a spacious yard, a dog run, and ample room to construct the garage of your dreams—an ideal setup for maximizing value and appeal. The main floor features 3 cozy bedrooms, a new fridge, stove, dishwasher, washing machine, plumbing redone in main bathroom, shower redone and a generous kitchen area, offering a solid foundation for comfortable living. Downstairs, unlock even more value with a fully equipped mother-in-law suite, complete with its own kitchen, 3-piece bathroom, bedroom, and recreation room—perfect for extended family. With just a touch of effort, this home could become a standout gem, making it an unbeatable opportunity for savvy buyers or investors looking to build equity and secure a bright future!

Built in 1961

### Essential Information

MLS® #	E4426388
Price	\$349,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1



Half Baths	1
Square Footage	930
Acres	0.00
Year Built	1961
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	12001 37 Street
Area	Edmonton
Subdivision	Beacon Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 2C2

### **Amenities**

Amenities	Off Street Parking, Dog Run-Fenced In
Parking	Front/Rear Drive Access

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Landscaped, Paved Lane, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed March 19th, 2025

Days on Market 17

Zoning Zone 23

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