\$319,900 - 13840 37 Street, Edmonton

MLS® #E4427977

\$319,900

3 Bedroom, 2.50 Bathroom, 1,221 sqft Single Family on 0.00 Acres

Clareview Town Centre, Edmonton, AB

PREMIUM HALF DUPLEX! This 3 bedroom, 3 bathroom home with NO CONDO FEES is perfect for the first time buyer or investor. Featuring a great floor plan with quality flooring (newer carpet) and the home has been recently painted. The bright main floor has a modern kitchen with plenty of cabinetry, ample counterspace and a breakfast bar overlooks the living room which is anchored by a stylish corner fireplace and patio doors leading onto the deck. Upstairs has a large primary bedroom with lots of closet space and it's own ensuite. There are 2 additional bedrooms and a full family bathroom. The attractive exterior has a single garage (drywalled) and a large, WEST FACING, fenced yard with deck. The location is ideal, close to great schools, major shopping & restaurants, public transit and Recreational Centre â€" this AFFORDABLE home checks all the boxes!

Built in 2004

Essential Information

MLS® # E4427977 Price \$319,900

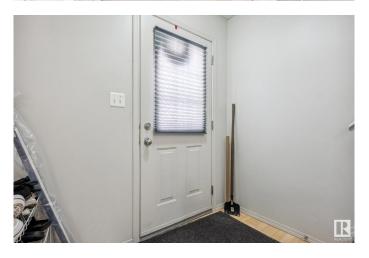
Bedrooms 3

Bathrooms 2.50

Full Baths 2
Half Baths 1







Square Footage 1,221 Acres 0.00 Year Built 2004

Type Single Family
Sub-Type Half Duplex
Style 2 Storey
Status Active

Community Information

Address 13840 37 Street

Area Edmonton

Subdivision Clareview Town Centre

City Edmonton
County ALBERTA

Province AB

Postal Code T5Y 3G4

Amenities

Amenities Deck, Detectors Smoke, See Remarks

Parking Spaces 2

Parking Single Garage Attached

Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric,

Washer

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Wood, Vinyl

Exterior Features Fenced, Flat Site, No Back Lane, Playground Nearby, Public Swimming

Pool, Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed March 28th, 2025

Days on Market 6

Zoning Zone 35

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 3rd, 2025 at 5:02pm MDT