

## \$319,900 - 13840 37 Street, Edmonton

MLS® #E4427977

**\$319,900**

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

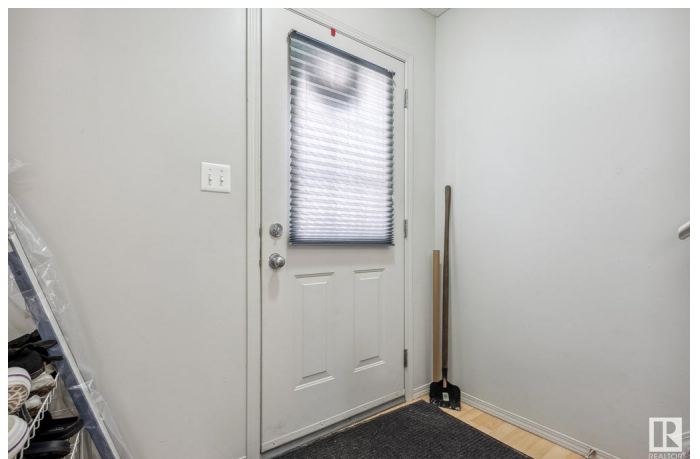
Clareview Town Centre, Edmonton, AB

**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 – 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 7

Zoning Zone 35

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Listing information last updated on April 4th, 2025 at 12:02pm MDT