

## \$338,800 - 13856 37 Street, Edmonton

MLS® #E4433775

**\$338,800**

3 Bedroom, 2.50 Bathroom, 1,203 sqft

Single Family on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Sunny and Spacious HALF DUPLEX walking distance to LRT Station! Located on a Quiet and Clean street and hosting a bright, airy, open concept plan - this IMMACULATELY maintained home is sure to win your heart! Upper level featuring a spacious primary suite with wonderful closet space and a full attached ensuite! 2 Secondary bedrooms are a great size as well as the family bathroom. Unfinished basement is perfect for storage, the kids REC AREA, or for future development! Updated Roof (2023), Furnace/HWT (2022), Paint and Carpets - Just MOVE ON IN! LARGE SUNNY SOUTH YARD - FULLY FENCED! Conveniently located in Claireview Town Centre with parks, playgrounds, Rec Center, Schools, shopping and amenities just steps away!

Built in 2004

### Essential Information

MLS® #	E4433775
Price	\$338,800
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,203
Acres	0.00



Year Built	2004
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	13856 37 Street
Area	Edmonton
Subdivision	Clareview Town Centre
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3G4

### **Amenities**

Amenities	Deck, Detectors Smoke
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, Stone, Vinyl
Exterior Features	Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby
Lot Description	23 'x118'
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	SIFTON
Middle	JOHN D BRACCO

High EASTGLEN

### **Additional Information**

Date Listed May 1st, 2025

Days on Market 3

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 May 4th, 2025 at 1:02pm MDT