

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

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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 10

Zoning Zone 35

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