# \$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

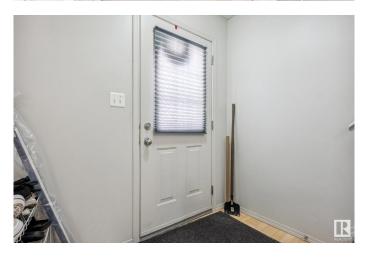
Bedrooms 3

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 9

Zoning Zone 35

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