

## \$400,000 - 13608 37 Street, Edmonton

MLS® #E4429011

**\$400,000**

5 Bedroom, 2.50 Bathroom, 1,082 sqft  
Single Family on 0.00 Acres

Belmont, Edmonton, AB

Beautifully updated home in the family-friendly community of Belmont. A modern ensuite is on the main level, along with laundry and a modern, updated 4-piece main bath. There are three generous bedrooms on the main level and two additional bedrooms on the lower level. The main level layout is the open dining and living space found in the design of the famous architect Frank Lloyd Wright. The lower level has a modern, updated second kitchen and bathroom, an open design, large windows, and bright lighting. Two large bedrooms are adjacent to the expansive living space. Extra large oversized garage (24' x 24') with ample street parking. West-facing backyard and south-facing side yard. This is the perfect home, with a separate entrance and space for a large or extended family!

Built in 1975

### Essential Information

MLS® #	E4429011
Price	\$400,000
Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,082



Acres	0.00
Year Built	1975
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	13608 37 Street
Area	Edmonton
Subdivision	Belmont
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 3H8

### **Amenities**

Amenities	Hot Water Natural Gas
Parking Spaces	4
Parking	Double Garage Detached, Over Sized

### **Interior**

Interior Features	ensuite bathroom
Appliances	Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco, Vinyl
Exterior Features	Corner Lot, Flat Site, Landscaped, Public Transportation, Schools, Shopping Nearby, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Sifton School
Middle	John D Bracco
High	Eastglen

### **Additional Information**

Date Listed            April 4th, 2025

Days on Market      1

Zoning                 Zone 35

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