

\$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 9

Zoning Zone 35

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