

\$370,000 - 13846 37 Street, Edmonton

MLS® #E4446008

\$370,000

3 Bedroom, 2.50 Bathroom, 1,223 sqft

Single Family on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Welcome to this charming Half Duplex located in desirable neighborhood of Clareview Town Center. This property boast almost 1750 sqft of living space which includes 3 bedrooms and 2.5 bathrooms and abig REC ROOM. Main floor includes includes a kitchen, living area, dining area and half bath. Upstairs you will find 3 spacious bedrooms and 4-pc Bathroom. In the basement you will find a REC room, STORAGE ROOM and laundry. FRESHLY PAINTED FOR NEW OWNERS TO TAKE OVER. THIS IS A MUST SEE PROPERTY, IDEAL FOR FIRST TIME HOME BUYERS AND INVESTORS AND WONT LAST LONG IN MARKET. CLOSE TO SHOPPING, SCHOOLS AND PUBLIC TRANSPORTATION.

Built in 2004

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4446008 |
| Price | \$370,000 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,223 |
| Acres | 0.00 |



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

Community Information

| | |
|-------------|-----------------------|
| Address | 13846 37 Street |
| Area | Edmonton |
| Subdivision | Clareview Town Centre |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5Y 3G4 |

Amenities

| | |
|-----------|------------------------|
| Amenities | Deck, Vinyl Windows |
| Parking | Single Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Corner |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Fenced, Landscaped, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|-------------|----------------|
| Date Listed | July 4th, 2025 |
|-------------|----------------|

Days on Market 2

Zoning Zone 35

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Listing information last updated on July 6th, 2025 at 7:47am MDT