

\$338,800 - 13856 37 Street, Edmonton

MLS® #E4433775

\$338,800

3 Bedroom, 2.50 Bathroom, 1,203 sqft

Single Family on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Sunny and Spacious HALF DUPLEX walking distance to LRT Station! Located on a Quiet and Clean street and hosting a bright, airy, open concept plan - this IMMACULATELY maintained home is sure to win your heart! Upper level featuring a spacious primary suite with wonderful closet space and a full attached ensuite! 2 Secondary bedrooms are a great size as well as the family bathroom. Unfinished basement is perfect for storage, the kids REC AREA, or for future development! Updated Roof (2023), Furnace/HWT (2022), Paint and Carpets - Just MOVE ON IN! LARGE SUNNY SOUTH YARD - FULLY FENCED! Conveniently located in Claireview Town Centre with parks, playgrounds, Rec Center, Schools, shopping and amenities just steps away!

Built in 2004

Essential Information

MLS® #	E4433775
Price	\$338,800
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,203
Acres	0.00



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

Community Information

Address	13856 37 Street
Area	Edmonton
Subdivision	Clareview Town Centre
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3G4

Amenities

Amenities	Deck, Detectors Smoke
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, Stone, Vinyl
Exterior Features	Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby
Lot Description	23 'x118'
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	SIFTON
Middle	JOHN D BRACCO

High EASTGLEN

Additional Information

Date Listed May 1st, 2025

Days on Market 5

Zoning Zone 35

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 6th, 2025 at 11:47am MDT