

## \$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 8

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 July 12th, 2025 at 6:17pm MDT