

\$350,000 - 13 14208 36 Street, Edmonton

MLS® #E4452048

\$350,000

3 Bedroom, 2.50 Bathroom, 1,356 sqft
Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Welcome to this BARELAND, UPGRADED 3+1Bdrms, 3Baths, Almost F/Finished 1/2 Duplex, Single Att. 20x10 GARAGE w/well over 1900Sq.Ft. of Living Space backing A WALK-PATH in the Complex "Cottages At Central Park!" Upon entry...You are greeted with all NEW PAINT throughout, LAMINATE FLOORING, w/a Open Concept Living Room w/a GAS FIREPLACE, Dining area for 6+Guests w/a patio door, a Bright Kitchen w/an island for 3 chairs, CORNER PANTRY & New S/S Fridge & Flat Top Stove, & a Main Floor 2pc Powder Room w/a FULL SIZE LAUNDRY ATTACHED. The Upper Floor has 3 good sized Bdrms, A FULL 4PC Bathroom & a large PRIMARY BDRM with space for a KING SIZE BED, Walk-In Closet & a FULL 3pc ENSUITE. The Almost Fully Finished Basement has a Large Family Room area with new T-BAR CEILING & PAINTED WALLS & Just needs Flooring..+ A Ofc/Den or 4th BEDROOM(But NO WINDOW), Utility Room & plenty of storage in the stairs. The Fully Fenced in Backyard is backing a WALK-PATH that leads you to the Clareview Rec Centre, Shopping, ETS & LRT!

Built in 2007

Essential Information

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Price	\$350,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,356
Acres	0.00
Year Built	2007
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	13 14208 36 Street
Area	Edmonton
Subdivision	Clareview Town Centre
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 0E4

Amenities

Amenities	Off Street Parking, Closet Organizers, Detectors Smoke, Hot Water Natural Gas, No Smoking Home, Parking-Visitor, Patio, Smart/Program. Thermostat, Secured Parking, Security Door, Television Connection, Vinyl Windows, Wall Unit-Built-In, Vacuum System-Roughed-In
Parking Spaces	3
Parking	Front Drive Access, Insulated, Over Sized, Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioner-Window, Alarm/Security System, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	3

Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Low Maintenance Landscape, Picnic Area, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	St. BONAVENTURE!
Middle	J.D. BRACCO!
High	EAST GLEN!

Additional Information

Date Listed	August 8th, 2025
Days on Market	16
Zoning	Zone 35
Condo Fee	\$166

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