

## \$540,000 - 13705 37 Street, Edmonton

MLS® #E4433241

**\$540,000**

4 Bedroom, 3.50 Bathroom, 1,255 sqft

Single Family on 0.00 Acres

Clareview Town Centre, Edmonton, AB

This is it: Renovated and upgraded 4 bedroom home in a great location with all amenities close by - Featuring an open concept kitchen with new cabinets and quartz countertops, large island. walk in pantry, stainless steel appliances, pot lights thru out the house, European style windows and doors, porcelain floor tiles, family room with a gas fireplace - glass railings to the upper level where you find the master bedroom with full ensuite and walk in closet. Two spacious bedrooms and additional bathroom. Fully finished basement with an extra bedroom, bathroom and laundry room, basement was finished with sprayform insulation for warmth. The south/east pie shape backyard is maintenance free yard with shrubs, perennials, fountains and Gazebo. New siding, new furnace and hot water tank and attached heated garage is a bonus - Must be seen to be appreciated - Don't miss out on this exceptional property!

Built in 2005

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4433241  |
| Price      | \$540,000 |
| Bedrooms   | 4         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,255                  |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 13705 37 Street       |
| Area        | Edmonton              |
| Subdivision | Clareview Town Centre |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Y 3G7               |

### **Amenities**

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Deck, Fire Pit, Gazebo, Vinyl Windows |
| Parking Spaces | 4                                     |
| Parking        | Double Garage Attached                |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher - Energy Star, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Mantel   |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Cul-De-Sac, Fenced, Flat Site, Fruit Trees/Shrubs, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 28th, 2025 |
| Days on Market | 4                |
| Zoning         | Zone 35          |



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Listing information last updated on May 2nd, 2025 at 8:02am MDT