# \$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**

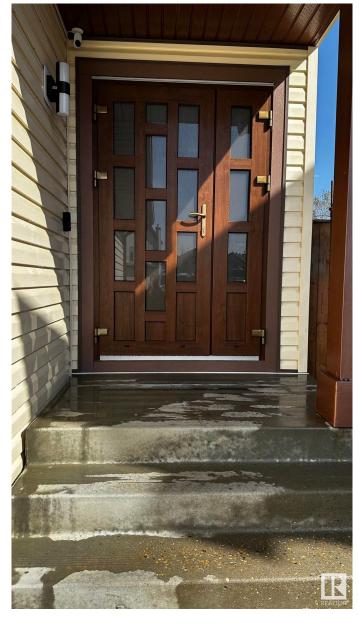
MLS® # E4433241 Price \$540,000

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 3

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 1st, 2025 at 7:32am MDT