

## \$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



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