

## \$338,800 - 13856 37 Street, Edmonton

MLS® #E4433775

**\$338,800**

3 Bedroom, 2.50 Bathroom, 1,203 sqft

Single Family on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Sunny and Spacious HALF DUPLEX walking distance to LRT Station! Located on a Quiet and Clean street and hosting a bright, airy, open concept plan - this IMMACULATELY maintained home is sure to win your heart! Upper level featuring a spacious primary suite with wonderful closet space and a full attached ensuite! 2 Secondary bedrooms are a great size as well as the family bathroom. Unfinished basement is perfect for storage, the kids REC AREA, or for future development! Updated Roof (2023), Furnace/HWT (2022), Paint and Carpets - Just MOVE ON IN! LARGE SUNNY SOUTH YARD - FULLY FENCED! Conveniently located in Claireview Town Centre with parks, playgrounds, Rec Center, Schools, shopping and amenities just steps away!

Built in 2004

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4433775  |
| Price          | \$338,800 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,203     |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 2004          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 13856 37 Street       |
| Area        | Edmonton              |
| Subdivision | Clareview Town Centre |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Y 3G4               |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, Detectors Smoke  |
| Parking   | Single Garage Attached |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Lot Description   | 23 'x118'   |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

### School Information

|            |               |
|------------|---------------|
| Elementary | SIFTON        |
| Middle     | JOHN D BRACCO |

High EASTGLEN

**Additional Information**

Date Listed May 1st, 2025  
Days on Market 2  
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 2nd, 2025 at 10:02pm MDT