\$499,900 - 13803 37 Street, Edmonton

MLS® #E4441088

\$499.900

3 Bedroom, 3.50 Bathroom, 1,447 sqft Single Family on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Welcome to the FANTASTIC community of Clareview! This former SHOWHOME comes FULLY FINISHED and consists of many highly desirable features, including aMASSIVE driveway and HUGE CORNER lot. As you enter the property, you will immediately notice the many windows and abundance of NATURAL LIGHT. Venturing through the main floor, a spacious living room complete with GAS FIREPLACE, spacious kitchen and perfectly located dining nook makes this property a RARE find. Continuing on, upstairs has 3 BEDROOMS, 2 FULL baths, and UPSTAIRS LAUNDRY. The fully finished basement development with a SEPARATE entrance completes the interior of this AMAZING property. Ideally located close to shopping, transit, schools, and recreation centre - this property has it ALL! Massive oversized driveway Gigantic yard Corner Lot Gas Fireplace Abundance of natural light upstairs laundry finished basement walking distance to shops

Built in 2003

Essential Information

MLS® # E4441088 Price \$499,900

Bedrooms 3







3.50 Bathrooms Full Baths

Half Baths 1

Square Footage 1,447 Acres 0.00 Year Built 2003

Type Single Family

Sub-Type **Detached Single Family**

3

Style 2 Storey Status Active

Community Information

13803 37 Street Address

Area Edmonton

Subdivision Clareview Town Centre

City Edmonton County **ALBERTA**

Province AB

Postal Code T5Y 3G5

Amenities

Amenities No Animal Home, No Smoking Home, Parking-Extra, Vaulted Ceiling

Parking Double Garage Attached

Interior

Interior Features ensuite bathroom

Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer **Appliances**

Forced Air-1, Natural Gas Heating

Stories 3

Yes Has Basement

Full, Finished Basement

Exterior

Exterior Wood, Vinyl

Exterior Features Corner Lot, Fenced, Flat Site, Landscaped, Level Land, Public

Transportation, Schools, Shopping Nearby

Asphalt Shingles Roof

Construction Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed June 7th, 2025

Days on Market 9

Zoning Zone 35

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Listing information last updated on June 16th, 2025 at 12:17pm MDT