

## \$509,900 - 13803 37 Street, Edmonton

MLS® #E4430257

**\$509,900**

4 Bedroom, 3.50 Bathroom, 1,530 sqft

Single Family on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Don't miss this former show home boasting over 1500 sq ft above grade plus a fully finished in-law suite in the basement. This elegant home features 3+1 bedrooms, 3 1/2 bathrooms, cozy living room with corner gas fireplace, kitchen with maple cabinets and corner pantry, and maple hardwood flooring. Upstairs you will find the master bedroom with an ensuite bathroom and spacious walk-in closet, 2 additional bedrooms, and best of all, top floor laundry facilities. An outstanding home situated on a huge fully fenced corner lot. Home is walking distance to the local Mac's store, DQ, Pizza 73, hair salon, pharmacy and dental clinic. A quick drive to the Edmonton LRT, Walmart, Superstore, local schools and restaurants. This fantastic family home has everything to offer and will not break the bank.

Built in 2003

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4430257  |
| Price          | \$509,900 |
| Bedrooms       | 4         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,530     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2003                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 13803 37 Street       |
| Area        | Edmonton              |
| Subdivision | Clareview Town Centre |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Y 3G5               |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, See Remarks      |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                             |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                    |
| Fireplace         | Yes                                                                                          |
| Fireplaces        | Corner, See Remarks                                                                          |
| Stories           | 3                                                                                            |
| Has Basement      | Yes                                                                                          |
| Basement          | Full, Finished                                                                               |

### Exterior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                        |
| Exterior Features | Fenced, Flat Site, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                   |
| Construction      | Wood, Vinyl                                                                                        |
| Foundation        | Concrete Perimeter                                                                                 |

### Additional Information

Date Listed April 10th, 2025

Days on Market 6

Zoning Zone 35

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Listing information last updated on April 15th, 2025 at 11:17pm MDT