

## \$499,800 - 13803 37 Street, Edmonton

MLS® #E4441088

**\$499,800**

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 \$499,800

Bedrooms 3



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,447
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	No Animal Home, No Smoking Home, Parking-Extra, Vaulted Ceiling
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Fenced, Flat Site, Landscaped, Level Land, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            June 7th, 2025  
Days on Market      28  
Zoning                Zone 35

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