# \$484,900 - 13803 37 Street, Edmonton

MLS® #E4441088

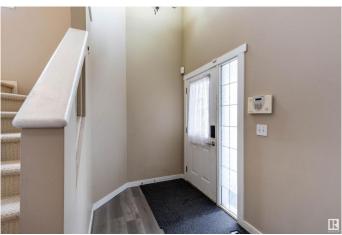
#### \$484,900

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    | \$484,900 |
| Bedrooms | 3         |

| Bathrooms      | 3.50                   |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,447                  |
| Acres          | 0.00                   |
| Year Built     | 2003                   |
| Туре           | 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 ListedJune 7th, 2025Days on Market59ZoningZone 35

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Listing information last updated on August 5th, 2025 at 1:32pm MDT