

\$449,900 - 1303 37 Street, Edmonton

MLS® #E4452040

\$449,900

3 Bedroom, 2.00 Bathroom, 1,325 sqft
Single Family on 0.00 Acres

Crawford Plains, Edmonton, AB

Welcome to Crawford Plains! This beautifully updated 2-storey features 3 bedrooms, 2 baths, a stunning new kitchen with sleek countertops, refinished cabinets, and top-of-the-line stainless steel appliances, plus tastefully renovated bathrooms with modern fixtures, elegant tiling, and luxurious finishes. Fresh paint, polished floors, a fully finished basement, and MAJOR RECENT UPGRADES – including a NEW Furnace, Water tank, and Garage Door–add to the appeal. Enjoy a huge 5,400+ Sq. Ft. fenced yard with back alley access–perfect for play, gardening, AIRBNB, INVESTMENT PROPERTY or future infill projects–along with a double detached garage and RV parking. Close to schools, transit, shopping, restaurants, and recreation, this home offers style, comfort, and investment potential. Some photos are virtually staged.

Built in 1980

Essential Information

MLS® #	E4452040
Price	\$449,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,325
Acres	0.00



Year Built	1980
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	1303 37 Street
Area	Edmonton
Subdivision	Crawford Plains
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 2N1

Amenities

Amenities	See Remarks
Parking	Double Garage Detached

Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Asphalt, Vinyl, See Remarks
Exterior Features	Airport Nearby, Fruit Trees/Shrubs, Landscaped, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Asphalt, Vinyl, See Remarks
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 8th, 2025
Days on Market	13
Zoning	Zone 29

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 August 21st, 2025 at 9:17am MDT