

## \$450,000 - 14513 37 Street, Edmonton

MLS® #E4443125

**\$450,000**

3 Bedroom, 2.5 Bathroom, 1,518 sqft

Single Family on 0.00 Acres

Kirkness, Edmonton, AB

Welcome Home to this charming 3 BEDROOM, 2.5 BATHS, 2-storey home with extra long driveway. This 1500 sq ft home offers a perfect blend of comfort, style and functionality. With some recent renovations (including vinyl plank, tile, painting and more) a huge yard, and a large kitchen/eating & living room area offers a great space for a growing family. The soothing natural colors throughout the home create a warm and inviting atmosphere. The large kitchen is spacious with quartz countertops, & ample cupboard storage, perfect for that cooking enthusiast. The living room boasts vaulted ceilings, adding a sense of grandeur & openness to this already welcoming space. The basement has a rec rm, office & utility rm. The spacious outdoor area is perfect for outdoor entertaining, gardening, or simply enjoying quality time with family and friends. A convenient insulated double garage provides shelter for vehicles and outdoor equipment. Close proximity to schools, parks, Clareview rec ctr, etc

Built in 1986

### Essential Information

MLS® # E4443125

Price \$450,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,518
Acres	0.00
Year Built	1986
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	14513 37 Street
Area	Edmonton
Subdivision	Kirkness
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 2K8

### Amenities

Amenities	Deck, Fire Pit
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Kirkness School  
Middle                              St. Elizabeth Seton School  
High                                 Eastglen School

**Additional Information**

Date Listed                      June 19th, 2025  
Days on Market                5  
Zoning                              Zone 35

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