

## \$450,000 - 3729 138a Avenue, Edmonton

MLS® #E4462697

**\$450,000**

3 Bedroom, 1.50 Bathroom, 1,300 sqft

Single Family on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Welcome to this wonderful home in Clareview Town Center! This 3 bed, 2 bathroom, 1300 Sqft has an amazing backyard oasis. \$30k was spent on the landscaping over the years. Gas line for BBQ, Gazebo & custom cedar bench that is staying with the purchase. House has cold AC, heated & insulated 20 x 20 garage with overhead storage. New flooring on main just done, and a custom built in TV wall unit. Remote controlled power blinds main floor & primary and north bedroom. And the natural south facing windows allow wonderful light that just brightens the whole main floor. Just spectacular. Basement is ready to develop to suit the new owner.

Built in 2004

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4462697      |
| Price          | \$450,000     |
| Bedrooms       | 3             |
| Bathrooms      | 1.50          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,300         |
| Acres          | 0.00          |
| Year Built     | 2004          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 3729 138a Avenue      |
| Area        | Edmonton              |
| Subdivision | Clareview Town Centre |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Y 3G6               |

### Amenities

|           |                                                                                                                                                                                     |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Air Conditioner, Carbon Monoxide Detectors, Deck, Hot Water Natural Gas, Smart/Program. Thermostat, Security Door, Television Connection, Natural Gas BBQ Hookup |
| Parking   | Double Garage Attached, Front Drive Access, Heated, Insulated                                                                                                                       |

### Interior

|              |                                                                                                                                                              |
|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds |
| Heating      | Forced Air-2, Natural Gas                                                                                                                                    |
| Stories      | 2                                                                                                                                                            |
| Has Basement | Yes                                                                                                                                                          |
| Basement     | Full, Unfinished                                                                                                                                             |

### Exterior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                  |
| Exterior Features | Fenced, Landscaped, Level Land, Low Maintenance Landscape, Playground Nearby |
| Roof              | Asphalt Shingles                                                             |
| Construction      | Wood, Vinyl                                                                  |
| Foundation        | Concrete Perimeter                                                           |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 18th, 2025 |
| Days on Market | 20                 |
| Zoning         | Zone 35            |

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 November 6th, 2025 at 10:47pm MST