

## \$350,000 - 13706 38 Street, Edmonton

MLS® #E4441245

**\$350,000**

4 Bedroom, 2.50 Bathroom, 1,227 sqft

Single Family on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Welcome to this charming Half Duplex located in desirable neighborhood of Clareview Town Center. This property boast almost 1750 sqft of living space which includes 4 bedrooms and 2.5 bathrooms in all three levels. Main floor includes includes a kitchen, living area, dining area and half bath. Upstairs you will find 3 spacious bedrooms and 4-pc Bathroom. In the basement you will find a bedroom, 3pc bathroom and laundry. The lot size of this duplex is almost 5150 sqft. RECENT UPGRADES includes FRESH PAINT ON WALLS and CEILING. NEW ROOF(2024), NEW EUROPEON STYLE WINDOWS(2024), NEW KITCHEN WITH QUARTZ COUNTERTOPS, NEW DECK, NEW CENTRAL AIR CONDITIONING, NEW STOVE AND HOOD FAN. THIS IS A MUST SEE PROPERTY, IDEAL FOR FIRST TIME HOME BUYERS AND INVESTORS AND WONT LAST LONG IN MARKET. CLOSE TO SHOPPING, SCHOOLS AND PUBLIC TRANSPORTATION.

Built in 2003

### Essential Information

MLS® # E4441245

Price \$350,000

Bedrooms 4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,227
Acres	0.00
Year Built	2003
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	13706 38 Street
Area	Edmonton
Subdivision	Clareview Town Centre
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3G7

### Amenities

Amenities	On Street Parking, Vinyl Windows
Parking	Single Garage Attached

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, 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	Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed June 8th, 2025

Days on Market 8

Zoning Zone 35

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