

\$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 32

Zoning Zone 35

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Listing information last updated on July 9th, 2025 at 11:32pm MDT