

## \$469,900 - 3725 137a Avenue, Edmonton

MLS® #E4454214

**\$469,900**

3 Bedroom, 2.50 Bathroom, 1,461 sqft

Single Family on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Talk about VALUE! This beautifully maintained home showcases exceptional pride of ownership throughout. Step inside to a welcoming vaulted foyer that sets the tone for the spacious and inviting interior. The kitchen features ample upgraded cabinetry and generous counter space, perfect for everyday living and entertaining. The great room offers a cozy corner fireplace and flows seamlessly into the dining area. From the dining room access the large, private backyard—an ideal space for relaxing or hosting. Upstairs, the gorgeous primary suite boasts vaulted ceilings, a W/I closet, and 4-pce ensuite. Two spacious secondary bedrooms and laundry complete the second floor. The fully finished basement includes a versatile flex room and abundant storage options. Located near the rec center, public transit, shopping, schools, and nearly every amenity you could need! Additional highlights include: roof 2018, A/C 2021, and a large storage shed—just a few of the many extras that make this feel like home.

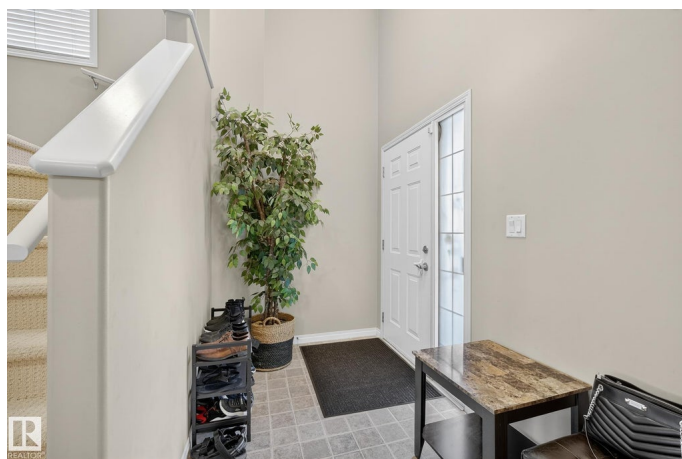
Built in 2004

### Essential Information

MLS® # E4454214

Price \$469,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,461                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 3725 137a Avenue      |
| Area        | Edmonton              |
| Subdivision | Clareview Town Centre |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Y 3G7               |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Air Conditioner, Deck  |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                              |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Freezer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                                                           |
| Fireplaces        | Tile Surround                                                                                                                                                                                 |
| Stories           | 3                                                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                                                           |
| Basement          | Full, Finished                                                                                                                                                                                |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Exterior Features | Fenced, Flat Site, Landscaped, No Back Lane, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                             |
| Construction      | Wood, Vinyl                                                                                  |
| Foundation        | Concrete Perimeter                                                                           |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 4                 |
| Zoning         | Zone 35           |

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Listing information last updated on August 26th, 2025 at 8:02pm MDT