

## \$345,000 - 14530 37 Street, Edmonton

MLS® #E4430132

**\$345,000**

3 Bedroom, 2.50 Bathroom, 1,158 sqft

Single Family on 0.00 Acres

Kirkness, Edmonton, AB

Welcome to this charming fully finished 2-storey home in the desirable community of Kirkness, offering over 1,158 sq. ft. of living space with 3+1 bedrooms and 3 bathrooms. Highlights include a spacious living room, a well-equipped kitchen with four appliances including a built-in dishwasher, a dining area for six, and a 2-piece powder room on the main floor. Upstairs features three bedrooms with laminate flooring, a 4-piece bath, and a walk-in closet in the primary bedroom. The fully finished basement includes a cozy family room with roughed-in plumbing for a wet bar, a den/office with potential for a 4th bedroom, and a newer furnace and HWT (2017). Enjoy the private two-tiered backyard and the oversized 24x24 heated double detached garage with parking for 6+ vehicles. Additional upgrades include new quartz countertops and vinyl flooring, with quick access to Manning Drive and Anthony Henday.

Built in 1982

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4430132  |
| Price      | \$345,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,158                  |
| Acres          | 0.00                   |
| Year Built     | 1982                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 14530 37 Street |
| Area        | Edmonton        |
| Subdivision | Kirkness        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 2K2         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Microwave, Stove-Electric, Washer, Refrigerators-Two |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Stucco, Vinyl   |
| Exterior Features | Backs Onto Park/Trees, Fruit Trees/Shrubs, Golf Nearby, Park/Reserve, Public Swimming Pool, Public Transportation, Schools, Ski Hill Nearby, View City |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Stucco, Vinyl   |
| Foundation        | Concrete Perimeter   |

### Additional Information

Date Listed April 10th, 2025

Days on Market 21

Zoning Zone 35

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