

## \$400,000 - 13608 37 Street, Edmonton

MLS® #E4429011

**\$400,000**

5 Bedroom, 2.50 Bathroom, 1,082 sqft  
Single Family on 0.00 Acres

Belmont, Edmonton, AB

Beautifully updated home in the family-friendly community of Belmont. A modern ensuite is on the main level, along with laundry and a modern, updated 4-piece main bath. There are three generous bedrooms on the main level and two additional bedrooms on the lower level. The main level layout is the open dining and living space found in the design of the famous architect Frank Lloyd Wright. The lower level has a modern, updated summer kitchen and bathroom, an open design, large windows, and bright lighting. Two large bedrooms are adjacent to the expansive living space. Extra large oversized garage (24' x 24') with ample street parking. West-facing backyard and south-facing side yard. This is the perfect home, with a separate entrance and space for a large or extended family!

Built in 1975

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4429011  |
| Price          | \$400,000 |
| Bedrooms       | 5         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,082     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1975                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 13608 37 Street |
| Area        | Edmonton        |
| Subdivision | Belmont         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5A 3H8         |

### **Amenities**

|                |                                    |
|----------------|------------------------------------|
| Amenities      | Hot Water Natural Gas              |
| Parking Spaces | 4                                  |
| Parking        | Double Garage Detached, Over Sized |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco, Vinyl  |
| Exterior Features | Corner Lot, Flat Site, Landscaped, Public Transportation, Schools, Shopping Nearby, Partially Fenced |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco, Vinyl  |
| Foundation        | Concrete Perimeter   |

### **School Information**

|            |               |
|------------|---------------|
| Elementary | Sifton School |
| Middle     | John D Bracco |
| High       | Eastglen      |

### **Additional Information**

Date Listed      April 4th, 2025

Days on Market    1

Zoning             Zone 35

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