

\$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 3

Zoning Zone 35

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 13th, 2025 at 9:17pm MDT