

## \$309,000 - 14616 37 Street, Edmonton

MLS® #E4435288

**\$309,000**

2 Bedroom, 2.00 Bathroom, 851 sqft

Single Family on 0.00 Acres

Kirkness, Edmonton, AB

Perfect for an investment property, first time home buyer or downsizing. This cozy home has everything you need. Living room boasts a large window for natural light. Kitchen contains a large pantry. Separate dining room for entertaining. Or, you can entertain on your covered deck, protected from the elements and with storage underneath. The basement is drywalled, has full-sized windows and a large, modern 3 pc bathroom. Always have a place to park on your private driveway. Furnace and hot water tank are only 3 years old. Front-load washer and dryer were replaced last year.

Built in 1988

### Essential Information

MLS® #	E4435288
Price	\$309,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	851
Acres	0.00
Year Built	1988
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active



## Community Information

Address	14616 37 Street
Area	Edmonton
Subdivision	Kirkness
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 2H9

## Amenities

Amenities	Deck, Detectors Smoke, Hot Water Natural Gas
Parking	Parking Pad Cement/Paved

## Interior

Appliances	Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed	May 8th, 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 May 11th, 2025 at 12:02pm MDT