

## \$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 8

Zoning Zone 35

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