

## \$354,900 - 3718 138a Avenue, Edmonton

MLS® #E4446653

**\$354,900**

3 Bedroom, 1.50 Bathroom, 1,211 sqft

Single Family on 0.00 Acres

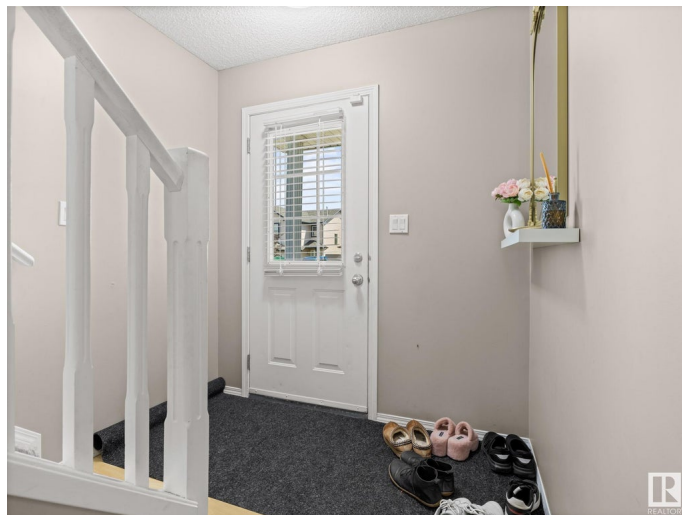
Clareview Town Centre, Edmonton, AB

~ AMAZING HALF DUPLEX LOCATED in CLAREVIEW TOWN CENTRE ~ 3 BEDROOMS, 1.5 BATHS ~ FULLY FINISHED BASEMENT ~ Open concept main floor with a good sized living room, dining room and kitchen ~ Laminate Flooring on Main Floor ~ Tons of Kitchen cabinets ~ Half Bath on main floor ~ Upstairs there are 3 good sized bedrooms ~ The basement is fully finished with a large family room ~ SINGLE ATTACHED GARAGE ~ Beautifully landscaped yard which is fully fenced and there is a large deck as well~ NO CONDO FEES ~ Perfect starter home or great investment property ~ Located on a quiet Cresnet close to Walmart, LRT, Yellowhead Trail and Anthony Henday Drive. Hurry before this one is gone.

Built in 2004

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4446653  |
| Price          | \$354,900 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,211     |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 2004          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 3718 138a Avenue      |
| Area        | Edmonton              |
| Subdivision | Clareview Town Centre |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Y 3G5               |

### Amenities

|           |  |
|-----------|--|
| Amenities | Detectors Smoke, Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Vinyl Windows |
| Parking   | Single Garage Attached   |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 3   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 9th, 2025 |
| Days on Market | 11             |

## Zoning

## Zone 35

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Listing information last updated on July 20th, 2025 at 12:17am MDT