

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

MLS® #E4446653

**\$354,900**

3 Bedroom, 1.50 Bathroom, 1,211 sqft

Single Family on 0.00 Acres

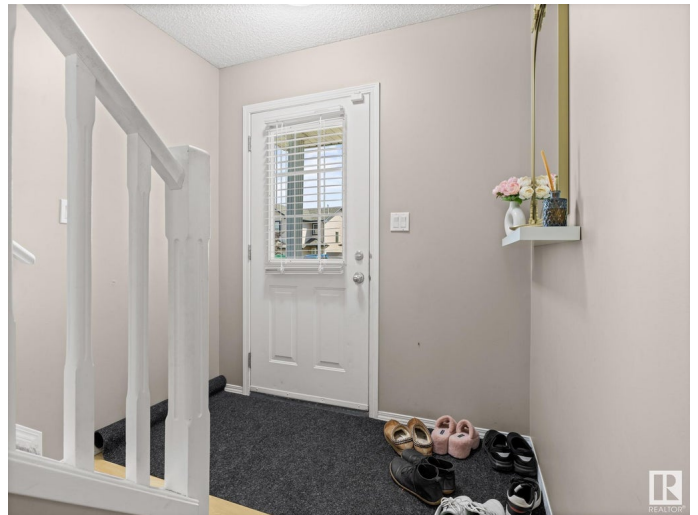
Clareview Town Centre, Edmonton, AB

~ 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 4:32pm MDT