

## \$469,900 - 3725 137a Avenue, Edmonton

MLS® #E4454214

**\$469,900**

3 Bedroom, 2.50 Bathroom, 1,461 sqft

Single Family on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Talk about VALUE! This beautifully maintained home showcases exceptional pride of ownership throughout. Step inside to a welcoming vaulted foyer that sets the tone for the spacious and inviting interior. The kitchen features ample upgraded cabinetry and generous counter space, perfect for everyday living and entertaining. The great room offers a cozy corner fireplace and flows seamlessly into the dining area. From the dining room access the large, private backyard—an ideal space for relaxing or hosting. Upstairs, the gorgeous primary suite boasts vaulted ceilings, a W/I closet, and 4-pce ensuite. Two spacious secondary bedrooms and laundry complete the second floor. The fully finished basement includes a versatile flex room and abundant storage options. Located near the rec center, public transit, shopping, schools, and nearly every amenity you could need! Additional highlights include: roof 2018, A/C 2021, and a large storage shed—just a few of the many extras that make this feel like home.

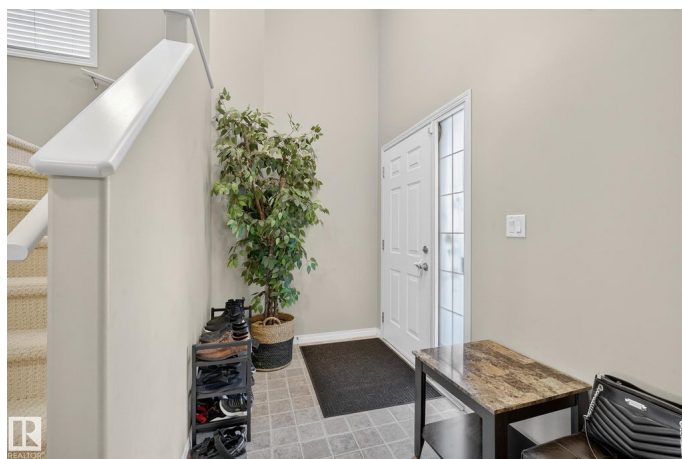
Built in 2004

### Essential Information

MLS® # E4454214

Price \$469,900

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,461
Acres	0.00
Year Built	2004
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3725 137a Avenue
Area	Edmonton
Subdivision	Clareview Town Centre
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3G7

### Amenities

Amenities	Air Conditioner, Deck
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Freezer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
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Exterior Features	Fenced, Flat Site, Landscaped, No Back Lane, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	August 22nd, 2025
Days on Market	4
Zoning	Zone 35

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Listing information last updated on August 26th, 2025 at 4:47pm MDT