

\$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 10

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 April 20th, 2025 at 7:47pm MDT