

## \$475,000 - 3729 138a Avenue, Edmonton

MLS® #E4450773

**\$475,000**

1 Bedroom, 1.50 Bathroom, 1,300 sqft

Single Family on 0.00 Acres

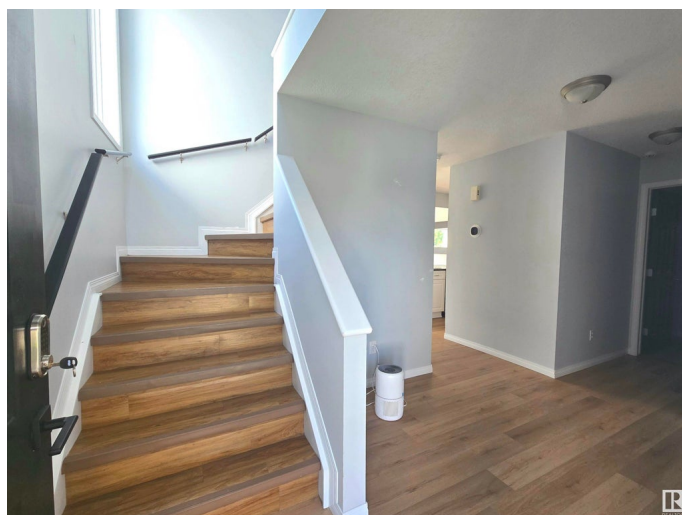
Clareview Town Centre, Edmonton, AB

Welcome to this wonderful home in Clareview Town Center! This 3 bed, 2 bathroom, 1300 Sqft has an amazing backyard oasis. \$30k was spent on the landscaping over the years. Gas line for BBQ, Gazebo & custom cedar bench that is staying with the purchase. House has cold AC, heated & insulated 20 x 20 garage with overhead storage. New flooring on main just done, and a custom built in TV wall unit. Remote controlled power blinds main floor & primary and north bedroom. And the natural south facing windows allow wonderful light that just brightens the whole main floor. Just spectacular. Basement is ready to develop to suit the new owner. New owners to accept RPR dated July 12, 2010.

Built in 2004

### Essential Information

MLS® #	E4450773
Price	\$475,000
Bedrooms	1
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,300
Acres	0.00
Year Built	2004



Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3729 138a Avenue
Area	Edmonton
Subdivision	Clareview Town Centre
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3G6

### Amenities

Amenities	On Street Parking, Air Conditioner, Carbon Monoxide Detectors, Deck, Hot Water Natural Gas, Smart/Program. Thermostat, Security Door, Television Connection, Natural Gas BBQ Hookup
Parking	Double Garage Attached, Front Drive Access, Heated, Insulated

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Level Land, Low Maintenance Landscape, Playground Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	August 1st, 2025
Days on Market	1

## Zoning

## Zone 35

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Listing information last updated on August 2nd, 2025 at 3:02pm MDT