

## \$350,000 - 14511 37 Street, Edmonton

MLS® #E4459454

**\$350,000**

3 Bedroom, 2.00 Bathroom, 981 sqft

Single Family on 0.00 Acres

Kirkness, Edmonton, AB

Welcome to 14511 37 St NW, a 4-level split home located in the beautiful community of Kirkness. This corner lot offers endless potential and is being sold AS-IS, WHERE-IS. The spacious home features 3 bedrooms, 2 bathrooms, and 2 versatile rec rooms—perfect for family living or entertaining. The main level is equipped with carpet and flows into the bright kitchen with stainless steel appliances. Head upstairs and you’ll be greeted by a generously sized Primary bedroom, additional bedroom, and 4 pc bathroom. Downstairs, right off the kitchen is the lower level offering a large rec room with fireplace, and 1 bed and bath. The basement includes an additional larger rec room, a bar, and a laundry room. Enjoy the outdoors with a generous detached backyard and a large partial wrap-around deck, ideal for gatherings. A detached double garage provides secure parking and storage. With great bones and room to personalize, this property is an excellent opportunity for buyers ready to add their own touch.

Built in 1983

### Essential Information

MLS® # E4459454

Price \$350,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	981
Acres	0.00
Year Built	1983
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	14511 37 Street
Area	Edmonton
Subdivision	Kirkness
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 2K8

### **Amenities**

Amenities	Front Porch, See Remarks
Parking	Double Garage Detached

### **Interior**

Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	4
Has Basement	Yes
Basement	Partial, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Fenced, No Back Lane, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            September 25th, 2025

Days on Market      1

Zoning                 Zone 35

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