

## \$449,900 - 14520 37 Street, Edmonton

MLS® #E4460344

**\$449,900**

3 Bedroom, 2.00 Bathroom, 949 sqft

Single Family on 0.00 Acres

Kirkness, Edmonton, AB

Welcome to this beautifully finished 4-level split in the sought-after community of Kirkness! With 1,733 sq ft of total living space, this home offers 3 bedrooms and 2 full baths, making it ideal for growing families. Enjoy laminate flooring on the main and upper levels, and ceramic tile in the bright kitchen with stainless steel appliances. A bay window in the dining area fills the space with natural light. You'll love the main floor living room and the cozy family room on the third level, where the third bedroom is also located—great for added privacy. The lower level features a rec room, 3-piece bath, laundry/utility room, and extra storage. With an attached double garage, extended driveway, and recent updates like newer windows and a newer roof, this home is solid and ready for your personal touch. The private backyard backs onto green space and features a mature apple tree, offering a peaceful retreat right at home. Close to LRT, schools, shopping, and more—don't miss this one!

Built in 1988

### Essential Information

MLS® # E4460344

Price \$449,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 949                    |
| Acres          | 0.00                   |
| Year Built     | 1988                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 14520 37 Street |
| Area        | Edmonton        |
| Subdivision | Kirkness        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 2K2         |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|              |                                                                                                     |
|--------------|-----------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                           |
| Stories      | 4                                                                                                   |
| Has Basement | Yes                                                                                                 |
| Basement     | Full, Finished                                                                                      |

### Exterior

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                                                                    |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Golf Nearby, No Back Lane, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                       |
| Construction      | Wood, Stucco, Vinyl                                                                                                                    |
| Foundation        | Concrete Perimeter                                                                                                                     |

**School Information**

|            |                       |
|------------|-----------------------|
| Elementary | Kirkness School       |
| Middle     | John D. Bracco School |
| High       | Cardinal Collins High |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2025 |
| Days on Market | 11                |
| Zoning         | Zone 35           |

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Listing information last updated on October 12th, 2025 at 9:02am MDT