

## \$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                23

Zoning                            Zone 35

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