

## **\$350,000 - 13 14208 36 Street, Edmonton**

MLS® #E4452048

**\$350,000**

3 Bedroom, 2.50 Bathroom, 1,356 sqft  
Condo / Townhouse on 0.00 Acres

Clareview Town Centre, Edmonton, AB

Welcome to this BARELAND, UPGRADED 3+1Bdrms, 3Baths, Almost F/Finished 1/2 Duplex, Single Att. 20x10 GARAGE w/well over 1900Sq.Ft. of Living Space backing A WALK-PATH in the Complex "Cottages At Central Park!" Upon entry...You are greeted with all NEW PAINT throughout, LAMINATE FLOORING, w/a Open Concept Living Room w/a GAS FIREPLACE, Dining area for 6+Guests w/a patio door, a Bright Kitchen w/an island for 3 chairs, CORNER PANTRY & New S/S Fridge & Flat Top Stove, & a Main Floor 2pc Powder Room w/a FULL SIZE LAUNDRY ATTACHED. The Upper Floor has 3 good sized Bdrms, A FULL 4PC Bathroom & a large PRIMARY BDRM with space for a KING SIZE BED, Walk-In Closet & a FULL 3pc ENSUITE. The Almost Fully Finished Basement has a Large Family Room area with new T-BAR CEILING & PAINTED WALLS & Just needs Flooring..+ A Ofc/Den or 4th BEDROOM(But NO WINDOW), Utility Room & plenty of storage in the stairs. The Fully Fenced in Backyard is backing a WALK-PATH that leads you to the Clareview Rec Centre, Shopping, ETS & LRT!

Built in 2007

### **Essential Information**

MLS® #                      E4452048



|                |                   |
|----------------|-------------------|
| Price          | \$350,000         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,356             |
| Acres          | 0.00              |
| Year Built     | 2007              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 13 14208 36 Street    |
| Area        | Edmonton              |
| Subdivision | Clareview Town Centre |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Y 0E4               |

### Amenities

|                |                                                                                                                                                                                                                                                                       |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, Closet Organizers, Detectors Smoke, Hot Water Natural Gas, No Smoking Home, Parking-Visitor, Patio, Smart/Program. Thermostat, Secured Parking, Security Door, Television Connection, Vinyl Windows, Wall Unit-Built-In, Vacuum System-Roughed-In |
| Parking Spaces | 3                                                                                                                                                                                                                                                                     |
| Parking        | Front Drive Access, Insulated, Over Sized, Single Garage Attached                                                                                                                                                                                                     |

### Interior

|                   |                                                                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                     |
| Appliances        | Air Conditioner-Window, Alarm/Security System, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                                                  |
| Fireplaces        | Mantel, Tile Surround                                                                                                                                                                |
| Stories           | 3                                                                                                                                                                                    |

|              |                          |
|--------------|--------------------------|
| Has Basement | Yes                      |
| Basement     | Full, Partially Finished |

## Exterior

|                   |                                                                                                                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                                                                                                                                                      |
| Exterior Features | Backs Onto Park/Trees, Cul-De-Sac, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Low Maintenance Landscape, Picnic Area, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                                                                                                        |
| Construction      | Wood, Brick, Vinyl                                                                                                                                                                                                                      |
| Foundation        | Concrete Perimeter                                                                                                                                                                                                                      |

## School Information

|            |                  |
|------------|------------------|
| Elementary | St. BONAVENTURE! |
| Middle     | J.D. BRACCO!     |
| High       | EAST GLEN!       |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 6                |
| Zoning         | Zone 35          |
| Condo Fee      | \$166            |

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 August 14th, 2025 at 6:32pm MDT