

\$450,000 - 3729 138a Avenue, Edmonton

MLS® #E4462697

\$450,000

3 Bedroom, 1.50 Bathroom, 1,300 sqft

Single Family on 0.00 Acres

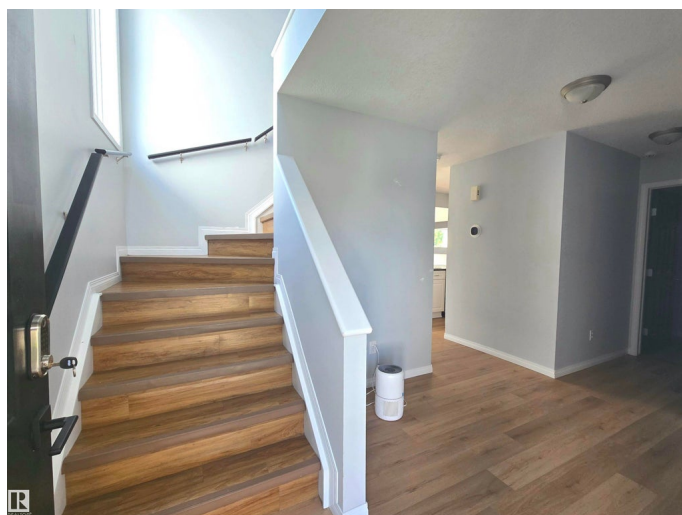
Clareview Town Centre, Edmonton, AB

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.

Built in 2004

Essential Information

MLS® #	E4462697
Price	\$450,000
Bedrooms	3
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	October 18th, 2025
Days on Market	2
Zoning	Zone 35

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 October 20th, 2025 at 11:32am MDT