

\$354,900 - 3718 138a Avenue, Edmonton

MLS® #E4446653

\$354,900

3 Bedroom, 1.50 Bathroom, 1,211 sqft

Single Family on 0.00 Acres

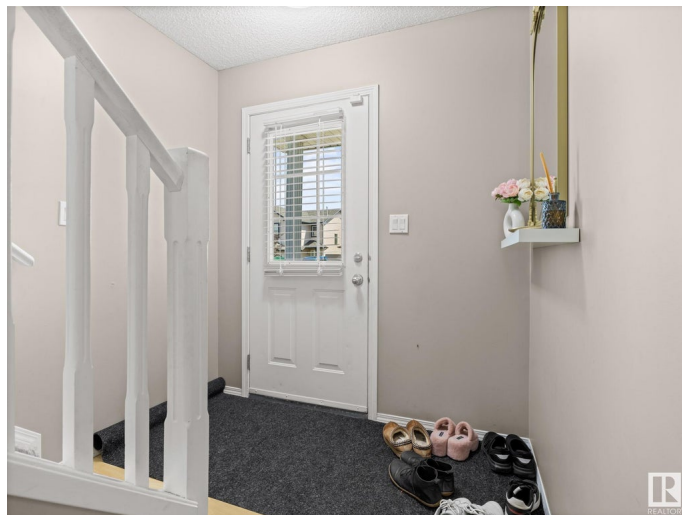
Clareview Town Centre, Edmonton, AB

~ AMAZING HALF DUPLEX LOCATED in CLAREVIEW TOWN CENTRE ~ 3 BEDROOMS, 1.5 BATHS ~ FULLY FINISHED BASEMENT ~ Open concept main floor with a good sized living room, dining room and kitchen ~ Laminate Flooring on Main Floor ~ Tons of Kitchen cabinets ~ Half Bath on main floor ~ Upstairs there are 3 good sized bedrooms ~ The basement is fully finished with a large family room ~ SINGLE ATTACHED GARAGE ~ Beautifully landscaped yard which is fully fenced and there is a large deck as well~ NO CONDO FEES ~ Perfect starter home or great investment property ~ Located on a quiet Cresnet close to Walmart, LRT, Yellowhead Trail and Anthony Henday Drive. Hurry before this one is gone.

Built in 2004

Essential Information

MLS® #	E4446653
Price	\$354,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,211
Acres	0.00



Year Built	2004
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	3718 138a Avenue
Area	Edmonton
Subdivision	Clareview Town Centre
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3G5

Amenities

Amenities	Detectors Smoke, Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Vinyl Windows
Parking	Single Garage Attached

Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 9th, 2025
Days on Market	25

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 August 3rd, 2025 at 8:02am MDT