

Courtesy Of Barry D Candelora Of MaxWell Polaris

## **\$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

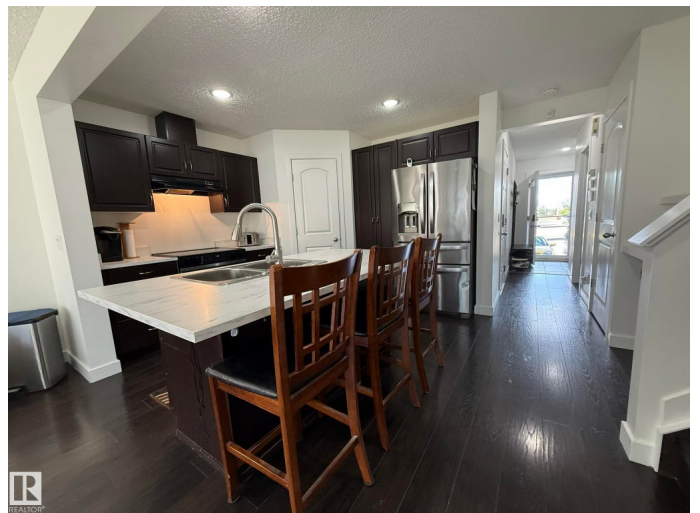
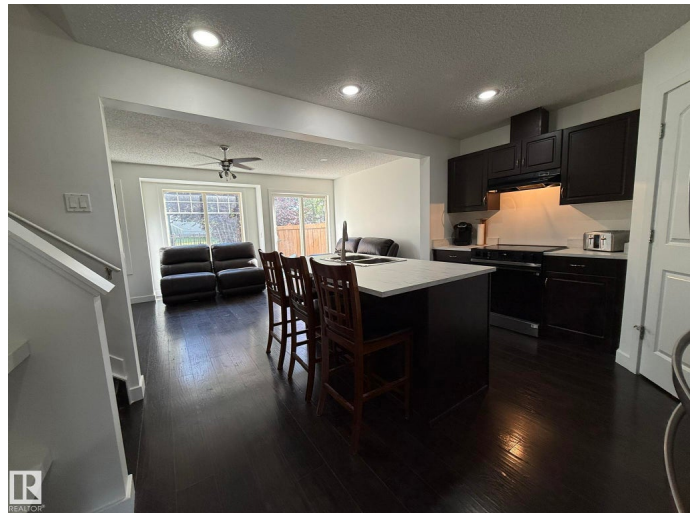
Clareview Town Centre, Edmonton, AB

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 12  
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 20th, 2025 at 1:17pm MDT