

\$449,900 - 14520 37 Street, Edmonton

MLS® #E4460344

\$449,900

3 Bedroom, 2.00 Bathroom, 949 sqft

Single Family on 0.00 Acres

Kirkness, Edmonton, AB

Welcome to this beautifully finished 4-level split in the sought-after community of Kirkness! With 1,733 sq ft of total living space, this home offers 3 bedrooms and 2 full baths, making it ideal for growing families. Enjoy laminate flooring on the main and upper levels, and ceramic tile in the bright kitchen with stainless steel appliances. A bay window in the dining area fills the space with natural light. You'll love the main floor living room and the cozy family room on the third level, where the third bedroom is also located—great for added privacy. The lower level features a rec room, 3-piece bath, laundry/utility room, and extra storage. With an attached double garage, extended driveway, and recent updates like newer windows and a newer roof, this home is solid and ready for your personal touch. The private backyard backs onto green space and features a mature apple tree, offering a peaceful retreat right at home. Close to LRT, schools, shopping, and more—don't miss this one!

Built in 1988

Essential Information

MLS® # E4460344

Price \$449,900

Bedrooms 3



Bathrooms	2.00
Full Baths	2
Square Footage	949
Acres	0.00
Year Built	1988
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

Community Information

Address	14520 37 Street
Area	Edmonton
Subdivision	Kirkness
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 2K2

Amenities

Amenities	Deck
Parking Spaces	4
Parking	Double Garage Attached

Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Fenced, Fruit Trees/Shrubs, Golf Nearby, No Back Lane, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Kirkness School
Middle	John D. Bracco School
High	Cardinal Collins High

Additional Information

Date Listed	October 1st, 2025
Days on Market	14
Zoning	Zone 35

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