

## \$434,900 - 1303 37 Street, Edmonton

MLS® #E4452040

**\$434,900**

3 Bedroom, 2.00 Bathroom, 1,325 sqft

Single Family on 0.00 Acres

Crawford Plains, Edmonton, AB

Welcome to Crawford Plains! This beautifully updated 2-storey features 3 bedrooms, 2 baths, a stunning new kitchen with sleek countertops, refinished cabinets, and top-of-the-line stainless steel appliances, plus tastefully renovated bathrooms with modern fixtures, elegant tiling, and luxurious finishes. Fresh paint, polished floors, a fully finished basement, and MAJOR RECENT UPGRADES including a NEW Furnace, Water tank, and Garage Door—add to the appeal. Enjoy a huge 5,400+ Sq. Ft. fenced yard with back alley access—perfect for play, gardening, AIRBNB, INVESTMENT PROPERTY or future infill projects—along with a double detached garage and RV parking. Close to schools, transit, shopping, restaurants, and recreation, this home offers style, comfort, and investment potential. Some photos are virtually staged.

Built in 1980

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4452040  |
| Price          | \$434,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,325     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1980                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 1303 37 Street  |
| Area        | Edmonton        |
| Subdivision | Crawford Plains |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6L 2N1         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

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

### Exterior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Exterior          | Wood, Asphalt, Vinyl, See Remarks                                                     |
| Exterior Features | Airport Nearby, Fruit Trees/Shrubs, Landscaped, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                      |
| Construction      | Wood, Asphalt, Vinyl, See Remarks                                                     |
| Foundation        | Concrete Perimeter                                                                    |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 37               |
| Zoning         | Zone 29          |

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Listing information last updated on September 14th, 2025 at 1:47pm MDT