

## \$449,900 - 1303 37 Street, Edmonton

MLS® #E4452040

**\$449,900**

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 â€” including a NEW Furnace, Water tank, and Garage Doorâ€”add to the appeal. Enjoy a huge 5,400+ Sq. Ft. fenced yard with back alley accessâ€”perfect for play, gardening, AIRBNB, INVESTMENT PROPERTY or future infill projectsâ€”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	\$449,900
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	2
Zoning	Zone 29

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