

## **\$398,800 - 13944 137 Street, Edmonton**

MLS® #E4446256

**\$398,800**

3 Bedroom, 2.50 Bathroom, 1,217 sqft

Single Family on 0.00 Acres

Hudson, Edmonton, AB

Wonderful 2 storey half duplex with fully finished basement and single attached garage in the north west neighbourhood of Hudson sitting on a large lot. The main level features a bright open layout, kitchen with an overhang breakfast counter and makes for an excellent social hub, dining space with convenient patio door to the west facing backyard, living room with gas fireplace and ample windows for all that natural sunlight from the west and 2 piece bathroom. The upper floor hosts 2 primary bedrooms each with private 4 piece en suites with windows and large walk in closets. The basement features suspended ceilings, a third bedroom, 2nd living room or recreation space, with office/tech space and built in desk and laundry room. The backyard is fully fenced and landscaped with deck area. This lovely air conditioned home comes complete with all appliances and windows coverings. Located near Pembina Lake, public transportation, shopping and local eateries. Don't miss out on this gem with QUICK POSSESSION.

Built in 2004

### **Essential Information**

MLS® # E4446256

Price \$398,800

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,217
Acres	0.00
Year Built	2004
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	13944 137 Street
Area	Edmonton
Subdivision	Hudson
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6V 1X3

### Amenities

Amenities	Air Conditioner, Deck
Parking Spaces	2
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, 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, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Flat Site, Landscaped, Public Transportation
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 7th, 2025
Days on Market	11
Zoning	Zone 27

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 July 17th, 2025 at 9:47pm MDT