

## \$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 | 1              |
| 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 8th, 2025 at 12:03pm MDT