

## \$499,900 - 3620 111a Street, Edmonton

MLS® #E4435488

**\$499,900**

4 Bedroom, 2.50 Bathroom, 1,270 sqft

Single Family on 0.00 Acres

Greenfield, Edmonton, AB

Original owner, custom built home in the fantastic neighbourhood of Greenfield. This open beam 1269 sq. ft. bungalow has 4 bedrooms and 3 bathrooms (including ensuite). Large versatile open family room in the basement with wet bar. New shingles (2019), furnace & hot water tank (2017), windows (~2013). Huge well-maintained back yard, heated double detached garage, vegetable garden and beautiful apple tree. Close proximity to Southgate Mall/LRT station, University of Alberta and Whitemud Drive. Much sought after Greenfield Elementary School is within walking distance. Highly rated Vernon Barford Junior High and Harry Ainlay High School are designated schools.

Built in 1967

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4435488  |
| Price          | \$499,900 |
| Bedrooms       | 4         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,270     |
| Acres          | 0.00      |
| Year Built     | 1967      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 3620 111a Street |
| Area        | Edmonton         |
| Subdivision | Greenfield       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6J 1G1          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Vinyl Windows          |
| Parking   | Double Garage Detached |

### Interior

|                   |                                                                                                                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                               |
| Appliances        | Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                                                                                            |
| Fireplaces        | Brick Facing                                                                                                                                                                                                   |
| Stories           | 2                                                                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                                                                            |
| Basement          | Full, Finished                                                                                                                                                                                                 |

### Exterior

|                   |                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                                                                                            |
| Exterior Features | Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Vegetable Garden |
| Roof              | Asphalt Shingles                                                                                                                               |
| Construction      | Wood, Brick, Stucco                                                                                                                            |
| Foundation        | Concrete Perimeter                                                                                                                             |

**School Information**

|            |                |
|------------|----------------|
| Elementary | Greenfield     |
| Middle     | Vernon Barford |
| High       | Harry Ainlay   |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 1             |
| Zoning         | Zone 16       |

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