

## \$499,000 - 11731 38a Avenue, Edmonton

MLS® #E4445972

**\$499,000**

3 Bedroom, 1.50 Bathroom, 1,119 sqft

Single Family on 0.00 Acres

Greenfield, Edmonton, AB

This Beautiful home is located in the sought-after community of Greenfield and is conveniently located to 6 major schools. It's a perfect spot for families seeking a warm and welcoming neighborhood. This home is bathed in natural light & exudes a feeling of peace, warmth, & comfort. The main floor features Oak Hardwood Flooring, 3 bedrooms, a 4-piece bath, spacious kitchen with wall-to-wall cabinets. Featuring large windows, with lots of sunlight, & offering a view of both the front & the beautiful backyard. The finished basement features a spacious family room plus a cozy wood-burning fireplace, wet bar, office, and 3 piece bathroom. There is also an additional den that can serve as a bedroom & the basement is newly carpeted throughout. The large backyard is sunny & spacious, w/Apple & Cherry trees and many shrubs, concrete patio & fire pit, and includes a double oversized garage & large driveway with RV parking. Abalon Construction recently repaired the foundation and comes with a lifetime warranty.

Built in 1966

### Essential Information

MLS® # E4445972

Price \$499,000

Bedrooms 3



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,119
Acres	0.00
Year Built	1966
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	11731 38a Avenue
Area	Edmonton
Subdivision	Greenfield
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 0L8

### **Amenities**

Amenities	Air Conditioner, No Smoking Home
Parking	Double Garage Detached

### **Interior**

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave 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	Back Lane, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Greenfield School  
Middle                              Louis St Laurent  
High                                 Louis St Laurent

**Additional Information**

Date Listed                      July 4th, 2025  
Days on Market                8  
Zoning                              Zone 16

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