

## \$569,900 - 3523 113b Street, Edmonton

MLS® #E4451834

**\$569,900**

5 Bedroom, 2.50 Bathroom, 1,686 sqft

Single Family on 0.00 Acres

Greenfield, Edmonton, AB

Discover incredible value in the highly sought-after neighbourhood of Greenfield—a perfect south central location known for its welcoming community, excellent schools, convenient shopping, and easy access to major transportation routes. This spacious 1,682 sq. ft. home has been lovingly maintained by a long-time owner and sits on a quiet, family-friendly street with wonderful neighbours. Featuring 5 bedrooms and 2.5 bathrooms, this home offers a bright and spacious white kitchen with ample counter space, perfect for cooking and gathering. The layout includes a generous main floor family room, and both a beautifully landscaped front and backyard—ideal for entertaining or unwinding. An oversized double garage adds functionality, while important updates like newer shingles and windows provide peace of mind. A rare opportunity in one of Edmonton's most desirable communities!

Built in 1967

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4451834  |
| Price      | \$569,900 |
| Bedrooms   | 5         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,686                  |
| Acres          | 0.00                   |
| Year Built     | 1967                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 3523 113b Street |
| Area        | Edmonton         |
| Subdivision | Greenfield       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6J 1L6          |

### **Amenities**

|           |                                    |
|-----------|------------------------------------|
| Amenities | Vinyl Windows                      |
| Parking   | Double Garage Detached, Over Sized |

### **Interior**

|              |                                                                                                                       |
|--------------|-----------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                             |
| Stories      | 4                                                                                                                     |
| Has Basement | Yes                                                                                                                   |
| Basement     | Full, Finished                                                                                                        |

### **Exterior**

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Metal                                                                                             |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                               |
| Construction      | Wood, Brick, Metal                                                                                             |
| Foundation        | Concrete Perimeter                                                                                             |

### **School Information**

|            |                          |
|------------|--------------------------|
| Elementary | Greenfield/ St. Stans    |
| Middle     | Vernon Barford           |
| High       | Harry Ainley/Louis St. L |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 17               |
| Zoning         | Zone 16          |

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 August 24th, 2025 at 10:47am MDT