

## \$517,000 - 11731 38a Avenue, Edmonton

MLS® #E4431663

**\$517,000**

3 Bedroom, 2.00 Bathroom, 1,119 sqft

Single Family on 0.00 Acres

Greenfield, Edmonton, AB

Welcome to this beautiful and charming home located in the highly sought-after community of Greenfield. As you step inside this lovely bungalow, you'll feel the warmth and brightness that fills the space. The main floor features three bedrooms, a spacious kitchen that overlooks the backyard with wall-to-wall cabinets, and a four-piece bathroom. The fully finished basement includes a large family room with a wood-burning fireplace and a wet bar, a convenient office, a three-piece bathroom, and an additional den/bedroom. The backyard is a real gem! It's sunny, spacious, and perfect for outdoor fun, with mature trees, low-maintenance perennial plants, an aggregate patio and walkway, as well as a fire pit for relaxing evenings. Additionally, there is a double oversized garage and a large driveway that can accommodate an RV. This is a very special home with excellent curb appeal, lots of charm in a beautiful community, and it is located near four major schools within walking distance.

Built in 1966

### Essential Information

MLS® # E4431663

Price \$517,000

Bedrooms 3



Bathrooms	2.00
Full Baths	2
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	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Richard Secord Elementary
Middle	Louis St Laurent
High	Harry Ainley High School

**Additional Information**

Date Listed	April 18th, 2025
Days on Market	1
Zoning	Zone 16

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Listing information last updated on April 19th, 2025 at 9:17pm MDT