

## **\$512,000 - 11731 38a Avenue, Edmonton**

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MLS® #E4431663

**\$512,000**

3 Bedroom, 2.00 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 looking to enjoy a warm, welcoming neighborhood. This charming home is bathed in natural light & exudes a feeling of peace, warmth, & comfort. The main floor features 3 bedrooms, a full bathroom, & a 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, an office, & a 3-piece bathroom. There is also an additional den that can serve as a bedroom & the basement is newly carpeted throughout. The backyard is sunny & spacious, with mature trees and shrubs, along with a fire pit.. The property includes a double oversized garage & a large driveway with RV parking. The foundation was recently repaired by Abalon Construction and comes with a lifetime warranty.

Built in 1966

### **Essential Information**

MLS® # E4431663

Price \$512,000



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        58  
Zoning                      Zone 16

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