

## \$544,900 - 39 Grand Meadow Crescent, Edmonton

MLS® #E4446999

**\$544,900**

4 Bedroom, 3.50 Bathroom, 1,884 sqft  
Single Family on 0.00 Acres

Greenview (Edmonton), Edmonton, AB

Welcome home to the Greenview community. This well-maintained home, backing onto the park, offers a perfect blend of luxury, comfort, and functionality. The main floor features a 2 living room with hardwood flooring, a formal dining area, a fireplace, a kitchen with a backsplash and granite countertops, and a powder room. Enjoy comfortable living with air conditioner on hot summer days. Upstairs, you'll find three bedrooms and 2 full bathrooms. The fully finished basement includes a spacious bedroom and a full bathroom. Bay windows in the home overlook your backyard oasis, truly a natural beauty. Enjoy the summer with ultimate privacy on a completely fenced and large deck, complemented by a beautifully landscaped backyard-perfect for entertaining. This home boasts a convenient location close to all amenities, shopping centers, schools, LRT, bus stops, a golf course, and easy highway access. Recent updates include the roof, windows, garage epoxy flooring, and more. Don't miss out on this opportunity!!

Built in 1979

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4446999  |
| Price  | \$544,900 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,884                  |
| Acres          | 0.00                   |
| Year Built     | 1979                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 39 Grand Meadow Crescent |
| Area        | Edmonton                 |
| Subdivision | Greenview (Edmonton)     |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T6L 1A3                  |

### Amenities

|               |                                                     |
|---------------|-----------------------------------------------------|
| Amenities     | On Street Parking, Air Conditioner, Fire Pit, Patio |
| Parking       | Double Garage Attached                              |
| Is Waterfront | Yes                                                 |

### Interior

|                   |                                                                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                          |
| Appliances        | Air Conditioning-Central, Compactor, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                 |
| Stories           | 3                                                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                                                       |
| Basement          | Full, Finished                                                                                                                                                                            |

### Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                         |
| Exterior Features | Commercial, Creek, Fenced, Fruit Trees/Shrubs, Golf Nearby, |

|              |                                                                                                                                  |
|--------------|----------------------------------------------------------------------------------------------------------------------------------|
|              | Landscaped, Level Land, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot |
| Roof         | Asphalt Shingles                                                                                                                 |
| Construction | Wood, Stone, Stucco                                                                                                              |
| Foundation   | Concrete Perimeter                                                                                                               |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 51              |
| Zoning         | Zone 29         |

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Listing information last updated on August 29th, 2025 at 9:47pm MDT