# \$524,800 - 11435 37a Avenue, Edmonton

MLS® #E4447847

#### \$524,800

6 Bedroom, 3.50 Bathroom, 2,264 sqft Single Family on 0.00 Acres

Greenfield, Edmonton, AB

Welcome to Greenfield! This classic beauty offers a total living area of 2263 sqft. + 1066 sqft. providing an abundance of room for you & your loved ones to enjoy. COMPLETELY RENOVATED in 2008, you'll be captivated by the beautifully designed layout. The house boasts 6 spacious bedrooms, offering privacy & comfort! The 3.5 bathrooms ensure convenience & accommodate your busy household. The Master bedroom is conveniently located on the main floor w/ a 4-pc ensuite! The heart of the home is the expansive family room w/ a wood fireplace & leads to the large fenced backyard! The kitchen boasts of beautiful granite countertops & plenty of storage! The stairs featuring beautiful hardwood & banisters lead you to the huge bonus room & 2 bedrooms & a 4-pc bath. Extra bedrooms in the basement with a bar & lots of storage! Seller offers \$5,000 ROOF SHINGLES REPLACEMENT! Located near schools, transportation, shopping centres, playgrounds, & parks, this home is the perfect for your family!







Built in 1972

# **Essential Information**

MLS® # E4447847 Price \$524,800 Bedrooms 6

Bathrooms 3.50

Full Baths 3

Half Baths 1

Square Footage 2,264

Acres 0.00

Year Built 1972

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 11435 37a Avenue

Area Edmonton
Subdivision Greenfield
City Edmonton
County ALBERTA

Province AB

Postal Code T6J 0J6

## **Amenities**

Amenities Bar Parking Spaces 4

Parking Double Garage Detached

#### Interior

Interior Features ensuite bathroom

Appliances Alarm/Security System, Dishwasher-Built-In, Dryer, Oven-Microwave,

Refrigerator, Stove-Electric, Vacuum System Attachments, Washer

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Tile Surround

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Stucco

Exterior Features Back Lane, Fenced, Playground Nearby, Public Transportation, Schools,

**Shopping Nearby** 

Roof Asphalt Shingles

Construction Wood, Stucco

Foundation Concrete Perimeter

### **School Information**

Elementary Greenfield School

Middle Vernon Barford School

High Harry Ainlay School

## **Additional Information**

Date Listed July 15th, 2025

Days on Market 108

Zoning Zone 16

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