

Courtesy Of Mani Bagga Of Royal Lepage Magna

## \$549,000 - 11435 37a Avenue, Edmonton

MLS® #E4447847

**\$549,000**

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 \$549,000



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
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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	36
Zoning	Zone 16

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Listing information last updated on August 20th, 2025 at 12:32pm MDT