

# \$319,900 - 11447 39 Avenue, Edmonton

MLS® #E4446833

**\$319,900**

3 Bedroom, 1.50 Bathroom, 1,102 sqft  
Single Family on 0.00 Acres

Greenfield, Edmonton, AB

Renovated 3-bed, 1.5-bath half duplex in sought-after Greenfield! Ideal for first-time buyers, investors, or families seeking access to Greenfield schools. Updates include windows, hardwood, baseboards, hot water tank & fence. Kitchen has granite counters, stainless steel appliances & Murano backsplash. Upper bath with jacuzzi tub. Partially finished basement with back lane access for future garage. Close to LRT, Southgate, parks & transit. Property is sold as is, needs some work.

Built in 1967

## Essential Information

MLS® #	E4446833
Price	\$319,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,102
Acres	0.00
Year Built	1967
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active



## Community Information

Address	11447 39 Avenue
Area	Edmonton
Subdivision	Greenfield
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 0M5

## Amenities

Amenities	See Remarks
Parking	Front Drive Access, Rear Drive Access

## Interior

Appliances	Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior	Wood, Stucco
Exterior Features	Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

## Additional Information

Date Listed	July 9th, 2025
Days on Market	4
Zoning	Zone 16

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