

## **\$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 | 107             |
| Zoning         | Zone 16         |

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