

## **\$675,000 - 11716 39 Avenue, Edmonton**

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MLS® #E4440799

**\$675,000**

5 Bedroom, 2.50 Bathroom, 1,443 sqft

Single Family on 0.00 Acres

Greenfield, Edmonton, AB

CURB APPEAL IN GREENFIELD. Offered for sale is this STUNNING 1400+ SQFT BUNGALOW located on a beautiful tree lined street and features HARDWOOD FLOORS THROUGHOUT, CENTRAL A/C, NEWER ROOF, HOT WATER ON DEMAND, NEW FURNACE and more. Kitchen has SOLID WOOD CABINETRY, FUNKY MOSAIC BACKSPLASH, SS APPLIANCES incl GAS RANGE, and eating bar. There are two living rooms, the front allowing great south sun to soak in through the bi picture window and rear with GORGEOUS FIREPLACE and direct access to the back yard. Basement is FULLY DEVELOPED with wide open rec room and 2 additional well sized bedrooms. Loads of storage in the crawl space which you can never have too much of. Landscaping is striking & front features a front stone sitting area with privacy/lattis walls offering additional outdoor living space. DOUBLE DETACHED GARAGE for our cold YEG winters. Close to great schools and almost all amenities, as well as Whitemud for easy commuting. Close to U of A and the The Derrick Club. this home has it all.



Built in 1966

### **Essential Information**

MLS® #

E4440799

|                |                        |
|----------------|------------------------|
| Price          | \$675,000              |
| Bedrooms       | 5                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,443                  |
| Acres          | 0.00                   |
| Year Built     | 1966                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11716 39 Avenue |
| Area        | Edmonton        |
| Subdivision | Greenfield      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6J 0M9         |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Off Street Parking, Air Conditioner, Crawl Space, Deck, Front Porch, Hot Water Instant, No Animal Home, No Smoking Home |
| Parking Spaces | 4   |
| Parking        | Double Garage Detached  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco, Vinyl   |
| Exterior Features | Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco, Vinyl   |
| Foundation        | Concrete Perimeter  |

### **School Information**

|            |                |
|------------|----------------|
| Elementary | Greenfield     |
| Middle     | Vernon Barford |
| High       | Harry Ainlay   |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 10             |
| Zoning         | Zone 16        |

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Listing information last updated on June 16th, 2025 at 8:17pm MDT