# \$644,900 - 11716 39 Avenue, Edmonton

MLS® #E4444260

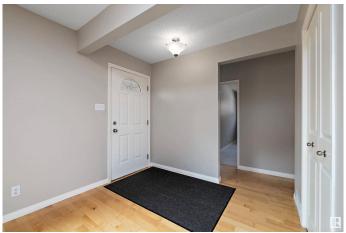
#### \$644.900

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®#

E4444260

Price \$644,900

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 25th, 2025

Days on Market 84

Zoning Zone 16

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