

## \$544,900 - 39 Grand Meadow Crescent, Edmonton

MLS® #E4446999

**\$544,900**

4 Bedroom, 3.50 Bathroom, 1,884 sqft

Single Family on 0.00 Acres

Greenview (Edmonton), Edmonton, AB

Welcome home to the Greenview community. This well-maintained home, backing onto the park, offers a perfect blend of luxury, comfort, and functionality. The main floor features a 2 living room with hardwood flooring, a formal dining area, a fireplace, a kitchen with a backsplash and granite countertops, and a powder room. Enjoy comfortable living with air conditioner on hot summer days. Upstairs, you'll find three bedrooms and 2 full bathrooms. The fully finished basement includes a spacious bedroom and a full bathroom. Bay windows in the home overlook your backyard oasis, truly a natural beauty. Enjoy the summer with ultimate privacy on a completely fenced and large deck, complemented by a beautifully landscaped backyard-perfect for entertaining. This home boasts a convenient location close to all amenities, shopping centers, schools, LRT, bus stops, a golf course, and easy highway access. Recent updates include the roof, windows, garage epoxy flooring, and more. Don't miss out on this opportunity!!

Built in 1979

### Essential Information

MLS® # E4446999

Price \$544,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,884
Acres	0.00
Year Built	1979
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	39 Grand Meadow Crescent
Area	Edmonton
Subdivision	Greenview (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 1A3

### Amenities

Amenities	On Street Parking, Air Conditioner, Fire Pit, Patio
Parking	Double Garage Attached
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Compactor, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Commercial, Creek, Fenced, Fruit Trees/Shrubs, Golf Nearby,

Landscaped, Level Land, Low Maintenance Landscape, Playground  
Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot

Roof                      Asphalt Shingles  
Construction          Wood, Stone, Stucco  
Foundation            Concrete Perimeter

**Additional Information**

Date Listed            July 10th, 2025  
Days on Market      69  
Zoning                 Zone 29

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