

## \$489,000 - 11215 35a Avenue, Edmonton

MLS® #E4448539

**\$489,000**

3 Bedroom, 2.50 Bathroom, 1,636 sqft

Single Family on 0.00 Acres

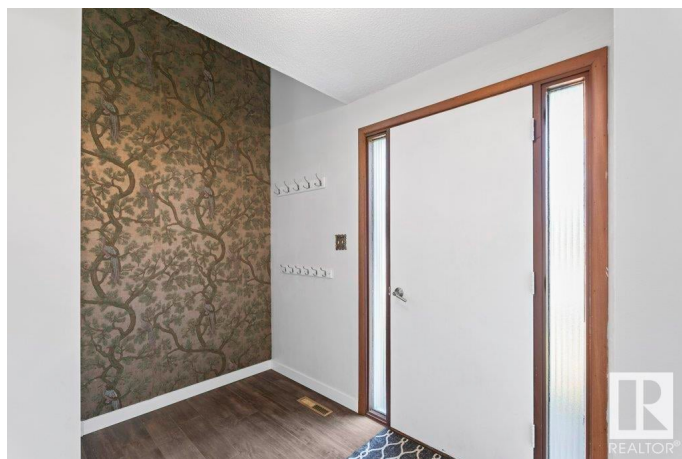
Greenfield, Edmonton, AB

Location, location, location! This charming homeâ€™ offering over 1,600 sq ft of living spaceâ€™ is nestled on a quiet street in the highly sought-after community of Greenfield. Situated on a spacious lot with a sunny south-facing backyard, itâ€™s perfect for gardening, family fun, or future development. Notable updates include newer windows, shingles replaced in 2011, and hardwood flooring added in 2010. The main bathroom features double sinks and a walk-in shower, while a cozy family room with a gas fireplace invites you to relax. The generously sized living and dining rooms are ideal for entertaining, and a double detached garage adds extra convenience. Surrounded by top-rated schools and offering easy access to the LRT, Whitemud Drive, and Anthony Henday, this home delivers exceptional value and endless potential. Welcome home!

Built in 1967

### Essential Information

MLS® #	E4448539
Price	\$489,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,636
Acres	0.00
Year Built	1967
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	11215 35a Avenue
Area	Edmonton
Subdivision	Greenfield
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 0A7

### Amenities

Amenities	See Remarks
Parking	Double Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Paved Lane, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Greenfield School
Middle	Vernon Barford School

High Harry Ainlay School

### **Additional Information**

Date Listed July 18th, 2025

Days on Market 5

Zoning Zone 16

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Listing information last updated on July 23rd, 2025 at 2:47am MDT