

## \$565,000 - 5310 39b Avenue, Edmonton

MLS® #E4460640

**\$565,000**

4 Bedroom, 3.00 Bathroom, 2,400 sqft

Single Family on 0.00 Acres

Greenview (Edmonton), Edmonton, AB

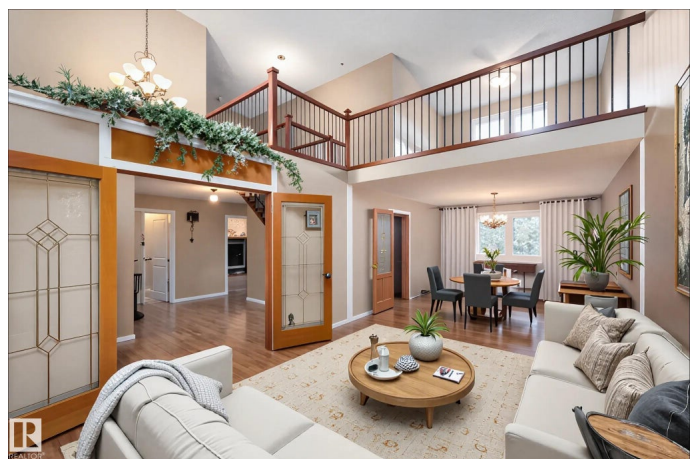
Welcome to this 2,400 sq. ft. updated Greenview gem—a home that feels like a family retreat every day. Step inside and be greeted by a grand living room with a wall of windows that flood the space with natural light and overlook the patio. Dream kitchen with endless counters for cooking and gathering, while the family room offers a cozy fireplace, built-in bar, and walkout access to the deck. Upstairs, the primary suite comes with its own 3pc ensuite, joined by three additional bedrooms and another full bath. A massive loft overlooks the living room below, creating an airy, open feel. The fully finished basement is made for entertaining with a sprawling recreation room, wet bar, a 2pc bathroom, and a complete theater system with projector and tiered seating—all staying with the home. Outside, your private oasis awaits: a beautifully landscaped yard with mature trees, a stunning deck and space to relax or entertain. With updates like shingles (50 yr warranty) and an attached double garage. A must see!

Built in 1978

### Essential Information

MLS® # E4460640

Price \$565,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 2                      |
| Square Footage | 2,400                  |
| Acres          | 0.00                   |
| Year Built     | 1978                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 5310 39b Avenue      |
| Area        | Edmonton             |
| Subdivision | Greenview (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6L 1P1              |

### Amenities

|                |                           |
|----------------|---------------------------|
| Amenities      | Bar, Deck, Patio, Wet Bar |
| Parking Spaces | 4                         |
| Parking        | Double Garage Attached    |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 3                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                   |
| Exterior Features | Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                     |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 12                |
| Zoning         | Zone 29           |

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Listing information last updated on October 15th, 2025 at 8:17pm MDT