

## \$499,900 - 11527 37a Avenue, Edmonton

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MLS® #E4440527

**\$499,900**

4 Bedroom, 1.50 Bathroom, 1,304 sqft

Single Family on 0.00 Acres

Greenfield, Edmonton, AB

Nestled on an over 1/4 acre lot, this beautifully maintained mid-century bungalow in Greenfield offers limitless potential both inside and out. With 3 bdrms on the main floor & an additional bdrm in the basement, this home blends timeless character w/ modern convenience. Inside, you'll find soaring vaulted ceilings complemented by skylights that flood the space w/ natural light, creating an open & airy feel throughout the main living areas. The basement offers a unique, flexible canvas that's just waiting for your creative touch. But, it's the expansive outdoor space & oversized heated garage that truly set this property apart. The backyard is a true highlight—bask in the warmth of the sun all afternoon & evening. The unique pie-shape ensures maximum privacy & an abundance of space, making this a unique gem. Recent (2024) upgrades include: 2 furnaces, HWT & garage heater. Located in a peaceful, family-friendly neighbourhood, this home is just minutes from parks, schools & local amenities. Welcome home!



Built in 1967

### Essential Information

MLS® # E4440527

Price \$499,900

Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,304
Acres	0.00
Year Built	1967
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	11527 37a Avenue
Area	Edmonton
Subdivision	Greenfield
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 0J6

### **Amenities**

Amenities	R.V. Storage, Skylight, Vaulted Ceiling, See Remarks
Parking	Double Garage Detached, Heated, Over Sized

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby, Ski Hill Nearby

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

### **School Information**

Elementary	Greenfield School
Middle	Vernon Barford
High	Harry Ainlay

### **Additional Information**

Date Listed	June 5th, 2025
Days on Market	11
Zoning	Zone 16

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Listing information last updated on June 16th, 2025 at 2:32pm MDT