

## \$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 11:47am MDT