

# \$445,000 - 11744 37 Avenue, Edmonton

MLS® #E4440366

**\$445,000**

3 Bedroom, 2.00 Bathroom, 1,094 sqft

Single Family on 0.00 Acres

Greenfield, Edmonton, AB

GREENFIELD 4-LEVEL SPLIT ON A MATURE LOT Beautifully maintained 2+2 bedroom, 2 bath home offering over 2,000 sq ft of finished living space in the heart of family-friendly Greenfield. Step inside to a bright living room with large windows and a stunning floor-to-ceiling stone fireplace. The dedicated dining space connects to a spacious kitchen with tall oak cabinetry, quartz counters, plenty of prep space, and a handy built-in desk. Upstairs you'll find the large primary bedroom, second bedroom, and full bath. The lower level includes two more bedrooms and a 3-piece bath, perfect for guests or teens. The basement is open for future development. Upgrades include the roof (2024), plus the furnace, hot water tank, kitchen, bathrooms, windows, appliances, and sidewalks were all updated by the previous owner. Enjoy a fully fenced yard with mature trees, patio, and oversized double detached garage. Quiet location, walking distance to sought after schools, parks, and playgrounds. Welcome home!

Built in 1967

## Essential Information

MLS® # E4440366

Price \$445,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,094
Acres	0.00
Year Built	1967
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	11744 37 Avenue
Area	Edmonton
Subdivision	Greenfield
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 0J2

### **Amenities**

Amenities	Off Street Parking, Patio, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Corner
Stories	3
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Park/Reserve, Playground Nearby, Schools, Shopping

	Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 4th, 2025
Days on Market	11
Zoning	Zone 16

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