

## \$499,800 - 11245 34a Avenue, Edmonton

MLS® #E4441691

**\$499,800**

4 Bedroom, 2.50 Bathroom, 1,850 sqft

Single Family on 0.00 Acres

Greenfield, Edmonton, AB

GREAT 4 BEDROOM GREENFIELD AREA 4 LEVEL SPLIT WITH DBL ATT GARAGE. BEAUTIFUL SOLARIUM. LARGE SOUTH FACING BACKYARD GREAT LOCATION CLOSE TO SCHOOLS ,PARKS & SHOPPING. 3PCE ENSUITE, BRIGHT & OPEN FLOORPLAN. JUST MOVE IN & DUST IN THIS EXCELLENT FAMILY HOME.

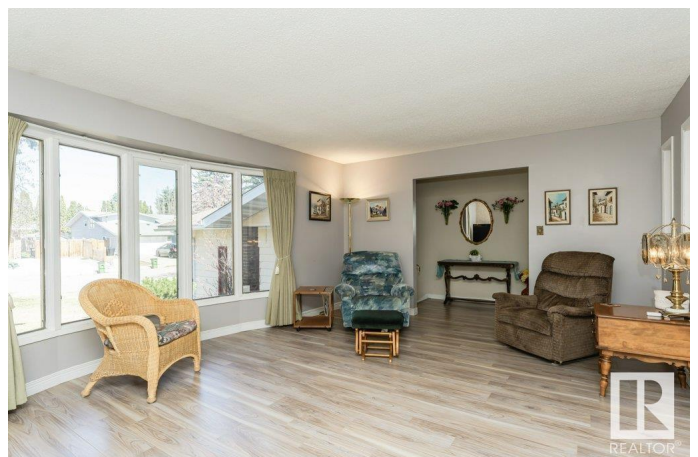
Built in 1976

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4441691               |
| Price          | \$499,800              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,850                  |
| Acres          | 0.00                   |
| Year Built     | 1976                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

Address 11245 34a Avenue



|             |            |
|-------------|------------|
| Area        | Edmonton   |
| Subdivision | Greenfield |
| City        | Edmonton   |
| County      | ALBERTA    |
| Province    | AB         |
| Postal Code | T6J 3M4    |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | No Smoking Home        |
| Parking   | Double Garage Attached |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | Dishwasher-Built-In       |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | See Remarks               |
| Stories           | 4                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Metal                                                                                       |
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, Public Transportation, Schools, Shopping Nearby, Treed Lot |
| Roof              | Asphalt Shingles                                                                                  |
| Construction      | Wood, Metal                                                                                       |
| Foundation        | Concrete Perimeter                                                                                |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 11th, 2025 |
| Days on Market | 77              |
| Zoning         | Zone 16         |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 26th, 2025 at 11:32pm MDT