

# \$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 | 12             |
| Zoning         | Zone 16        |

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Listing information last updated on June 16th, 2025 at 1:02pm MDT