

# **\$544,800 - 5317 38a Avenue, Edmonton**

MLS® #E4448628

**\$544,800**

4 Bedroom, 3.50 Bathroom, 1,911 sqft

Single Family on 0.00 Acres

Greenview (Edmonton), Edmonton, AB

## **HOT NEW LISTING ALERT IN GREENVIEW!!**

This fully **RENOVATED** 2-storey stunner is tucked into a quiet **CUL-DE-SAC** and offers 3+1 bedrooms, 4 bathrooms, and thoughtful **UPDATES** throughout. Enjoy a bright, **MODERN KITCHEN** (remodeled in 2018) with **STAINLESS STEEL** appliances, **SPACIOUS** living areas, and a **FULLY FINISHED** basement **RENOVATED** in 2025. Upgrades include: **NEW** windows & shingles (2015), **HWT** (2023), **NEW** front & side doors (2025), upstairs bathroom reno (2023), **FRESH** paint and flooring upstairs (2024). This home is **MOVE-IN** ready and truly **SHINES** from top to bottom! Step outside to your **HUGE BACKYARD** oasis featuring a firepit, **PEACEFUL** pond, and plenty of room to **ENTERTAIN**, play, or simply **UNWIND** in your own **PRIVATE** retreat. This is **THE ONE** you've been **WAITING FOR** in **DESIRABLE** Greenviewâ€™MODERN updates, a **FUNCTIONAL** layout, and a **DREAM YARD** all in one!

Built in 1981

## **Essential Information**

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Price \$544,800

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,911                  |
| Acres          | 0.00                   |
| Year Built     | 1981                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 5317 38a Avenue      |
| Area        | Edmonton             |
| Subdivision | Greenview (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6L 2J4              |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Detectors Smoke, Fire Pit, Gazebo, No Smoking Home |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached                             |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-2, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Brick Facing  |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Brick, Metal |
|----------|--------------------|

|                   |   |
|-------------------|---|
| Exterior Features | Cul-De-Sac, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Brick, Metal  |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 1               |
| Zoning         | Zone 29         |

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Listing information last updated on July 19th, 2025 at 2:02am MDT