

\$489,000 - 11215 35a Avenue, Edmonton

MLS® #E4448539

\$489,000

3 Bedroom, 2.50 Bathroom, 1,636 sqft
Single Family on 0.00 Acres

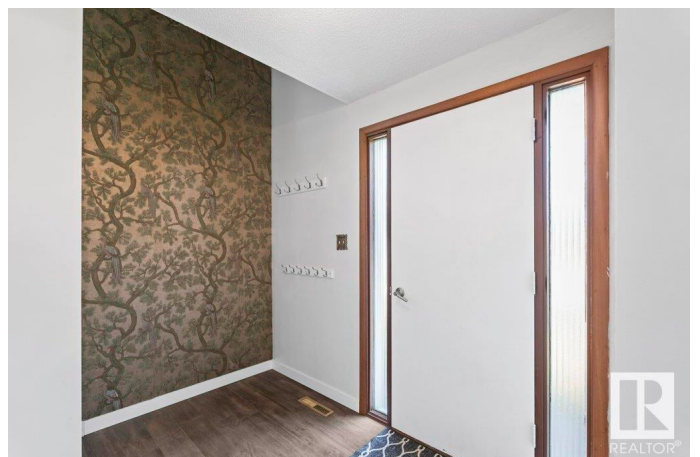
Greenfield, Edmonton, AB

Location, location, location! This charming homeâ€™ offering over 1,600 sq ft of living spaceâ€™ is nestled on a quiet street in the highly sought-after community of Greenfield. Situated on a spacious lot with a sunny south-facing backyard, itâ€™s perfect for gardening, family fun, or future development. Notable updates include newer windows, shingles replaced in 2011, and hardwood flooring added in 2010. The main bathroom features double sinks and a walk-in shower, while a cozy family room with a gas fireplace invites you to relax. The generously sized living and dining rooms are ideal for entertaining, and a double detached garage adds extra convenience. Surrounded by top-rated schools and offering easy access to the LRT, Whitemud Drive, and Anthony Henday, this home delivers exceptional value and endless potential. Welcome home!

Built in 1967

Essential Information

MLS® #	E4448539
Price	\$489,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,636
Acres	0.00
Year Built	1967
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

Community Information

Address	11215 35a Avenue
Area	Edmonton
Subdivision	Greenfield
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 0A7

Amenities

Amenities	See Remarks
Parking	Double Garage Detached

Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Paved Lane, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Greenfield School
Middle	Vernon Barford School

High Harry Ainlay School

Additional Information

Date Listed July 18th, 2025

Days on Market 7

Zoning Zone 16

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Listing information last updated on July 25th, 2025 at 7:47am MDT