

\$638,880 - 11138 30 Avenue, Edmonton

MLS® #E4440522

\$638,880

6 Bedroom, 4.00 Bathroom, 1,728 sqft
Single Family on 0.00 Acres

Sweet Grass, Edmonton, AB

Welcome to this spacious 1,728 sq ft bungalow on a large corner lot in Sweetgrass, featuring a fully finished legal basement suite and over 3,300 sq ft of total living space! The main floor offers a bright kitchen with stainless steel appliances, family room, living room, dining area, and 3 bedrooms, including a primary with 4 pc ensuite and an additional 4 pc bath. The basement boasts a legal suite with 3 bedrooms, 2 full bathrooms, a large living room, second kitchen with SS appliances, and its own laundry. Enjoy the convenience of 2 full kitchens, 2 laundry sets, and a double attached garage. The beautifully landscaped backyard is ideal for relaxing or entertaining. Located in a quiet, family-friendly neighbourhood close to schools, parks, and transit—this is an incredible opportunity for multi-generational living or rental income potential.

Built in 1986

Essential Information

MLS® #	E4440522
Price	\$638,880
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	1,728



Acres	0.00
Year Built	1986
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	11138 30 Avenue
Area	Edmonton
Subdivision	Sweet Grass
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 3Y6

Amenities

Amenities	See Remarks
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Washer, Refrigerators-Two, Stoves-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	SWEET GRASS SCHOOL
Middle	VERNON BARFORD SCHOOL

High HARRY AINLAY SCHOOL

Additional Information

Date Listed June 5th, 2025

Days on Market 59

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 3rd, 2025 at 1:02pm MDT