

# \$419,000 - 11452 39 Avenue, Edmonton

MLS® #E4450458

**\$419,000**

5 Bedroom, 3.00 Bathroom, 1,124 sqft  
Single Family on 0.00 Acres

Greenfield, Edmonton, AB

Welcome to Greenfield – a family-friendly neighborhood known for its top-rated schools and unbeatable convenience! This 1123 sqft half duplex bungalow offers a practical layout with 3 bedrooms and a full bath upstairs, along with a bright, spacious living room and a functional kitchen perfect for everyday living. The basement adds incredible value with a separate entrance, 2 more bedrooms, 2 full bathrooms, a rec room, a second kitchen, and a dedicated laundry room – ideal for extended family. Located within walking distance to Greenfield School (K-6) and Vernon Barford (7-9), and just minutes to Whitemud Drive, Southgate Shopping Centre, and the LRT.

Built in 1967

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4450458      |
| Price          | \$419,000     |
| Bedrooms       | 5             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,124         |
| Acres          | 0.00          |
| Year Built     | 1967          |
| Type           | Single Family |



|          |             |
|----------|-------------|
| Sub-Type | Half Duplex |
| Style    | Bungalow    |
| Status   | Active      |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11452 39 Avenue |
| Area        | Edmonton        |
| Subdivision | Greenfield      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6G 0M6         |

### Amenities

|           |             |
|-----------|-------------|
| Amenities | See Remarks |
| Parking   | No Garage   |

### Interior

|              |                                                                                                   |
|--------------|---------------------------------------------------------------------------------------------------|
| Appliances   | Hood Fan, Oven-Microwave, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating      | Forced Air-1, Natural Gas                                                                         |
| Stories      | 2                                                                                                 |
| Has Basement | Yes                                                                                               |
| Basement     | Full, Finished                                                                                    |

### Exterior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                          |
| Exterior Features | Fenced, Flat Site, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                      |
| Construction      | Wood, Stucco                                                                                          |
| Foundation        | Concrete Perimeter                                                                                    |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 2               |
| Zoning         | Zone 16         |

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Listing information last updated on August 2nd, 2025 at 8:17am MDT