

## \$719,900 - 11241 34a Avenue, Edmonton

MLS® #E4442167

**\$719,900**

4 Bedroom, 2.50 Bathroom, 2,290 sqft

Single Family on 0.00 Acres

Greenfield, Edmonton, AB

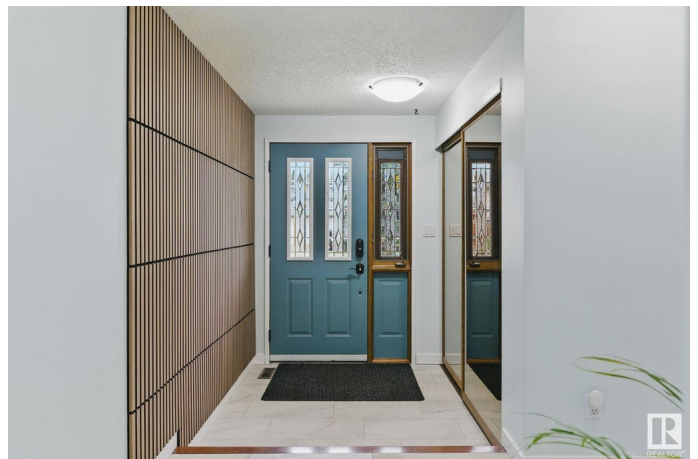
Welcome to Greenfield—one of Edmonton's most sought-after family communities! This beautifully maintained 2,290SqFt home is filled with natural light from large windows & 2 skylights. With 4+1 bedrooms, 2 fireplaces, a main floor den, laundry, and a versatile flex space perfect for a study or home office, this home offers function and comfort. The gourmet kitchen features high-end granite, induction range with pot filler, double ovens, Bosch dishwasher, wine rack, pantry, and lit display cabinetry. Enjoy spa-like bathrooms, stunning cedar sun room and a bright south-facing backyard that feels like a retreat. Recent updates include: regraded front yard with new sod, spray foam insulation in the crawl space under the addition, shingles (2012), 2 HWTs (2016 & 2023), BBQ gas line, and a heated, insulated double garage with a new door (2024). Basement includes sump pit/pump and bath drainage, plumbing & electrical rough-ins. All this and you're just steps to the LRT, top-rated schools & The Derrick Golf Club!

Built in 1976

### Essential Information

MLS® # E4442167

Price \$719,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,290                  |
| Acres          | 0.00                   |
| Year Built     | 1976                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 11241 34a Avenue |
| Area        | Edmonton         |
| Subdivision | Greenfield       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6J 3M4          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Skylight               |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Refrigerator, Washer, Window Coverings, Oven Built-In-Two, Stove-Countertop Inductn, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                          |
| Fireplace         | Yes                                                                                                                                                                                                |
| Fireplaces        | Woodstove                                                                                                                                                                                          |
| Stories           | 3                                                                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                                                                |
| Basement          | Partial, Finished                                                                                                                                                                                  |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Brick, Vinyl |
|----------|--------------------|

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Exterior Features | Golf Nearby, Landscaped, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                      |
| Construction      | Wood, Brick, Vinyl                                                                    |
| Foundation        | Concrete Perimeter                                                                    |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 2               |
| Zoning         | Zone 16         |

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Listing information last updated on June 15th, 2025 at 10:47am MDT