

Courtesy Of Janeen Tinker Of Real Broker

## \$958,000 - 11230 34a Avenue, Edmonton

MLS® #E4438889

**\$958,000**

5 Bedroom, 3.50 Bathroom, 2,195 sqft

Single Family on 0.00 Acres

Greenfield, Edmonton, AB

Welcome to the coveted community of Greenfield. This fully renovated Ace Lange-built home offers over 3,000 sqft of thoughtfully developed living space, quality craftsmanship & timeless design. The stunning kitchen features custom cabinetry, an expansive island, beverage station & large dining area. Enjoy 2 main floor living rooms—one with a gas fireplace & sliding doors leading to a huge deck, hot tub & private backyard oasis. Upstairs has 3 bedrooms, including a primary with walk-in closet & ensuite, plus a 5-piece bath & walk-in linen closet. The lower level includes 2 more bedrooms, a rec room, full bath, workout room, and storage. Custom mudroom on the main could convert to a 6th bedroom. Extensive upgrades include \$350K in renovations (kitchen, bathrooms, trim, doors, cabinetry, more) and \$85K in Hardy board siding(2024) adding curb-appeal & long-term value. Double garage, A/C, refinished hardwood, shingles (2020, \$20k), eaves & fascia. Steps to top schools, parks, Derrick Club, UofA & amenities.

Built in 1976

### Essential Information

MLS® # E4438889

Price \$958,000



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,195
Acres	0.00
Year Built	1976
Type	Single Family
Sub-Type	Detached Single Family
Style	5 Level Split
Status	Active

### **Community Information**

Address	11230 34a Avenue
Area	Edmonton
Subdivision	Greenfield
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 3M5

### **Amenities**

Amenities	Air Conditioner, Hot Tub, See Remarks
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Oven-Microwave, Storage Shed, Stove-Gas, Washer, Window Coverings, Wine/Beverage Cooler, Refrigerators-Two, Hot Tub
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	See Remarks
Stories	5
Has Basement	Yes
Basement	See Remarks, Finished

### **Exterior**

Exterior	Wood, Brick, Hardie Board Siding
----------	----------------------------------

Exterior Features	Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Hardie Board Siding
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 28th, 2025
Days on Market	18
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 June 15th, 2025 at 3:32pm MDT