

## \$750,000 - 11147 36a Avenue, Edmonton

MLS® #E4464276

**\$750,000**

4 Bedroom, 3.00 Bathroom, 1,364 sqft

Single Family on 0.00 Acres

Greenfield, Edmonton, AB

A Great opportunity in Greenfield. This reimagined bungalow sits on a quiet cul-de-sac and blends modern design with timeless charm. Set on a ~9,300 sq ft lot, the 2025 renovation features new windows, interior and exterior doors, custom railings, and engineered hardwood throughout, with 24x24 tile in the entry and baths. A skylight brightens the front entry and opens to the main floor. The custom kitchen pairs quartz counters with full-height cabinetry. Three bedrooms up include a beautiful primary with a new 3-piece ensuite and walk-in closet, plus a 5-piece main bath with double vanities. The finished basement offers a large rec room, fourth bedroom, new laundry, a custom 3-piece bath, and plenty of built-in storage. Outside you'll find fresh paint, new landscaping, a large patio, stone base ready for a fire feature, and a dog kennel. Located in a mature, family-friendly community steps from schools, parks, and minutes to shopping, U of A, and downtown.

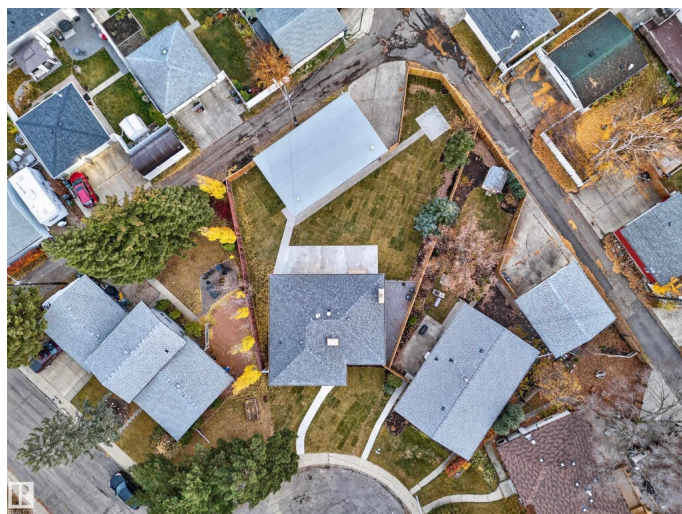
Built in 1967

### Essential Information

MLS® # E4464276

Price \$750,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,364                  |
| Acres          | 0.00                   |
| Year Built     | 1967                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 11147 36a Avenue |
| Area        | Edmonton         |
| Subdivision | Greenfield       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6J 0E6          |

### Amenities

|                |                                                                |
|----------------|----------------------------------------------------------------|
| Amenities      | See Remarks                                                    |
| Parking Spaces | 6                                                              |
| Parking        | 220 Volt Wiring, Double Garage Attached, Insulated, Over Sized |

### Interior

|                   |                                                                                                                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                        |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Humidifier-Power(Furnace), Microwave Hood Fan, Oven-Built-In, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Water Softener, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                                                                                                     |
| Fireplaces        | Brick Facing                                                                                                                                                                                                                            |
| Stories           | 2                                                                                                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                                                                                                     |
| Basement          | Full, Finished                                                                                                                                                                                                                          |

### Exterior

|          |              |
|----------|--------------|
| Exterior | Wood, Stucco |
|----------|--------------|

|                   |                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Back Lane, Cul-De-Sac, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                          |
| Construction      | Wood, Stucco                                                                                                                                              |
| Foundation        | Concrete Perimeter                                                                                                                                        |

### School Information

|            |                       |
|------------|-----------------------|
| Elementary | Greenfield Elementary |
| Middle     | Louis St. Laurent     |
| High       | Harry Ainlay High     |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 31st, 2025 |
| Days on Market | 4                  |
| Zoning         | Zone 16            |

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Listing information last updated on November 3rd, 2025 at 11:02pm MST