

## \$544,800 - 5317 38a Avenue, Edmonton

MLS® #E4448628

**\$544,800**

4 Bedroom, 3.50 Bathroom, 1,911 sqft

Single Family on 0.00 Acres

Greenview (Edmonton), Edmonton, AB

### HOT NEW LISTING ALERT IN GREENVIEW!!

This fully RENOVATED 2-storey stunner is tucked into a quiet CUL-DE-SAC and offers 3+1 bedrooms, 4 bathrooms, and thoughtful UPDATES throughout. Enjoy a bright, MODERN KITCHEN (remodeled in 2018) with STAINLESS STEEL appliances, SPACIOUS living areas, and a FULLY FINISHED basement RENOVATED in 2025. Upgrades include: NEW windows & shingles (2015), HWT (2023), NEW front & side doors (2025), upstairs bathroom reno (2023), FRESH paint and flooring upstairs (2024). This home is MOVE-IN ready and truly SHINES from top to bottom! Step outside to your HUGE BACKYARD oasis featuring a firepit, PEACEFUL pond, and plenty of room to ENTERTAIN, play, or simply UNWIND in your own PRIVATE retreat. This is THE ONE you've been WAITING FOR in DESIRABLE Greenviewâ€™MODERN updates, a FUNCTIONAL layout, and a DREAM YARD all in one!

Built in 1981

### Essential Information

MLS® # E4448628

Price \$544,800

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,911                  |
| Acres          | 0.00                   |
| Year Built     | 1981                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 5317 38a Avenue      |
| Area        | Edmonton             |
| Subdivision | Greenview (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6L 2J4              |

### Amenities

|                |                                                    |
|----------------|----------------------------------------------------|
| Amenities      | Detectors Smoke, Fire Pit, Gazebo, No Smoking Home |
| Parking Spaces | 4                                                  |
| Parking        | Double Garage Attached                             |

### Interior

|                   |                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                          |
| Appliances        | Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                       |
| Fireplaces        | Brick Facing                                                                                                                                              |
| Stories           | 3                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                       |
| Basement          | Full, Finished                                                                                                                                            |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Brick, Metal |
|----------|--------------------|

|                   |                                                                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Cul-De-Sac, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot |
| Roof              | Asphalt Shingles                                                                                                                                                      |
| Construction      | Wood, Brick, Metal                                                                                                                                                    |
| Foundation        | Concrete Perimeter                                                                                                                                                    |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 16              |
| Zoning         | Zone 29         |

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Listing information last updated on August 3rd, 2025 at 12:32am MDT