

\$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	12
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 August 12th, 2025 at 4:47pm MDT