

# \$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

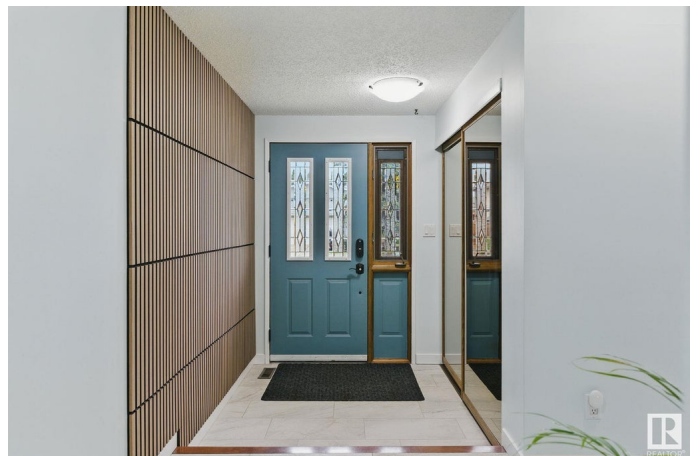
Welcome to Greenfield—one of Edmonton’s most sought-after family communities! This beautifully maintained 2,290SqFt home is filled with natural light from large windows & 2 skylights. With 4+1 bedrooms, 2 fireplaces, a main floor den, laundry, and a versatile flex space perfect for a study or home office, 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
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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	3
Zoning	Zone 16

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Listing information last updated on June 16th, 2025 at 1:47pm MDT