

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

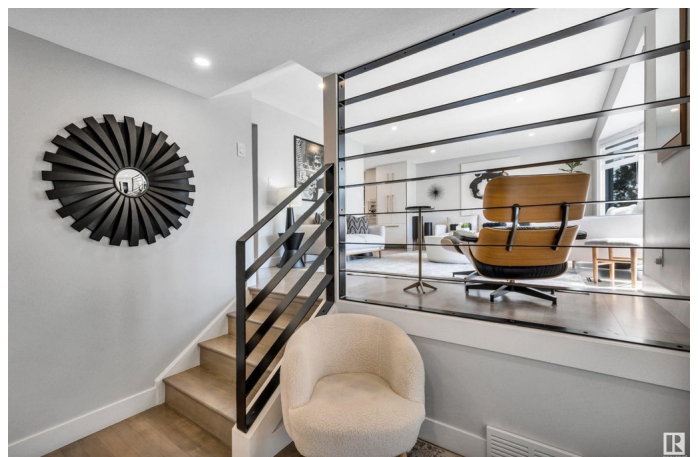
Welcome to the coveted community of Greenfield. This fully renovated Ace Lange-built home offers over 3,000 sqft of thoughtfully developed living space, quality craftsmanship & timeless design. The stunning kitchen features custom cabinetry, an expansive island, beverage station & large dining area. 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 | 19             |
| 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 16th, 2025 at 4:47am MDT