# \$565,000 - 5310 39b Avenue, Edmonton

MLS® #E4460640

### \$565,000

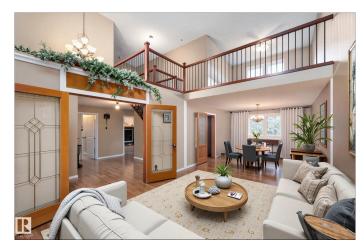
4 Bedroom, 3.00 Bathroom, 2,400 sqft Single Family on 0.00 Acres

Greenview (Edmonton), Edmonton, AB

Welcome to this 2,400 sq. ft. updated Greenview gemâ€"a home that feels like a family retreat every day. Step inside and be greeted by a grand living room with a wall of windows that flood the space with natural light and overlook the patio. Dream kitchen with endless counters for cooking and gathering, while the family room offers a cozy fireplace, built-in bar, and walkout access to the deck. Upstairs, the primary suite comes with its own 3pc ensuite, joined by three additional bedrooms and another full bath. A massive loft overlooks the living room below, creating an airy, open feel. The fully finished basement is made for entertaining with a sprawling recreation room, wet bar, a 2pc bathroom, and a complete theater system with projector and tiered seatingâ€"all staying with the home. Outside, your private oasis awaits: a beautifully landscaped yard with mature trees, a stunning deck and space to relax or entertain. With updates like shingles (50 yr warranty) and an attached double garage. A must see!







Built in 1978

# **Essential Information**

MLS® # E4460640 Price \$565,000 Bedrooms 4

Bathrooms 3.00

Full Baths 2

Half Baths 2

Square Footage 2,400

Acres 0.00

Year Built 1978

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey

Status Active

# **Community Information**

Address 5310 39b Avenue

Area Edmonton

Subdivision Greenview (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T6L 1P1

#### **Amenities**

Amenities Bar, Deck, Patio, Wet Bar

Parking Spaces 4

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances See Remarks

Heating Forced Air-1, Natural Gas

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Brick, Vinyl

Exterior Features Fenced, Landscaped, Park/Reserve, Playground Nearby, Public

Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Brick, Vinyl Foundation Concrete Perimeter

## **Additional Information**

Date Listed October 3rd, 2025

Zoning Zone 29

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Listing information last updated on October 3rd, 2025 at 5:02pm MDT