

## \$425,900 - 12226 38 Street, Edmonton

MLS® #E4444006

**\$425,900**

4 Bedroom, 2.50 Bathroom, 1,456 sqft

Single Family on 0.00 Acres

Bergman, Edmonton, AB

Welcome to this spacious and charming family home, brimming with potential and opportunity. Nestled on a generous lot in a mature neighbourhood, this well-constructed property provides a sturdy foundation and ample space—ready for your personal touch. This spacious 4 bedroom, 3 bathroom 1,456 square foot bi-level house still has its original owners, who are now ready to relocate. While the home does require some cosmetic renovations, it presents an ideal platform to update to your preferences. The home boasts a spacious U-shaped kitchen with an adjacent dining area and a large living room. There are three bedrooms upstairs and a cozy 2 pce ensuite. The basement also features ample square footage, including a large family room with a wood burning fireplace, a bedroom and a 3 pce bathroom with a built-in hot tub! Outdoors, a huge yard and amazing garden, 23x23 garage equipped with a shop perfect for individuals who enjoy DIY projects. Recent improvements include newer windows and roof. Don't miss this one!

Built in 1983

### Essential Information

MLS® # E4444006

Price \$425,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,456                  |
| Acres          | 0.00                   |
| Year Built     | 1983                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 12226 38 Street |
| Area        | Edmonton        |
| Subdivision | Bergman         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5W 2J3         |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Deck, Detectors Smoke, No Animal Home, No Smoking Home |
| Parking Spaces | 4  |
| Parking        | Double Garage Detached                                 |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior          | Wood, Stucco                    |
| Exterior Features | Fenced, Golf Nearby, Landscaped |
| Roof              | Asphalt Shingles                |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 24th, 2025 |
| Days on Market | 9               |
| Zoning         | Zone 23         |

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 July 3rd, 2025 at 9:02pm MDT