

## \$475,000 - 11423 35a Avenue, Edmonton

MLS® #E4461427

**\$475,000**

3 Bedroom, 2.00 Bathroom, 1,059 sqft

Single Family on 0.00 Acres

Greenfield, Edmonton, AB

Welcome to this well-kept bungalow in the heart of Greenfield! Backing onto a quiet park area, this home offers a great layout with three bedrooms and two full bathrooms. The kitchen features stone countertops and plenty of space for everyday living. Enjoy the large backyard patio, perfect for family gatherings and outdoor entertaining. An oversized double garage with alley access provides excellent parking and storage. Located close to schools, shopping, parks, and with easy access to Whitemud Drive, this home is ideal for families looking to settle into a great community.

Built in 1967

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4461427               |
| Price          | \$475,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,059                  |
| Acres          | 0.00                   |
| Year Built     | 1967                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |



## Community Information

|             |                  |
|-------------|------------------|
| Address     | 11423 35a Avenue |
| Area        | Edmonton         |
| Subdivision | Greenfield       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6J 2G3          |

## Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Gazebo                 |
| Parking   | Double Garage Detached |

## Interior

|              |                                                                                                                                                          |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                |
| Stories      | 2                                                                                                                                                        |
| Has Basement | Yes                                                                                                                                                      |
| Basement     | Full, Finished                                                                                                                                           |

## Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                |
| Exterior Features | Back Lane, Backs Onto Park/Trees, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                           |
| Construction      | Wood, Vinyl                                                |
| Foundation        | Concrete Perimeter                                         |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 17                |
| Zoning         | Zone 16           |

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Listing information last updated on October 25th, 2025 at 11:47pm MDT