

# \$299,900 - 11447 39 Avenue, Edmonton

MLS® #E4446833

**\$299,900**

3 Bedroom, 1.50 Bathroom, 1,102 sqft  
Single Family on 0.00 Acres

Greenfield, Edmonton, AB

Renovated 3-bed, 1.5-bath half duplex in sought-after Greenfield! Ideal for first-time buyers, investors, or families seeking access to Greenfield schools. Updates include windows, hardwood, baseboards, hot water tank & fence. Kitchen has granite counters, stainless steel appliances & Murano backsplash. Upper bath with jacuzzi tub. Partially finished basement with back lane access for future garage. Close to LRT, Southgate, parks & transit. Property is sold as is.

Built in 1967

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4446833      |
| Price          | \$299,900     |
| Bedrooms       | 3             |
| Bathrooms      | 1.50          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,102         |
| Acres          | 0.00          |
| Year Built     | 1967          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |



## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11447 39 Avenue |
| Area        | Edmonton        |
| Subdivision | Greenfield      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6J 0M5         |

## Amenities

|           |                                       |
|-----------|---------------------------------------|
| Amenities | See Remarks                           |
| Parking   | Front Drive Access, Rear Drive Access |

## Interior

|              |                                             |
|--------------|---------------------------------------------|
| Appliances   | Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                   |
| Stories      | 3                                           |
| Has Basement | Yes                                         |
| Basement     | Full, Partially Finished                    |

## Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Stucco       |
| Exterior Features | Partially Fenced   |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco       |
| Foundation        | Concrete Perimeter |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 9th, 2025 |
| Days on Market | 31             |
| Zoning         | Zone 16        |

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Listing information last updated on August 9th, 2025 at 8:17pm MDT