

# \$419,000 - 11452 39 Avenue, Edmonton

MLS® #E4450458

**\$419,000**

5 Bedroom, 3.00 Bathroom, 1,124 sqft  
Single Family on 0.00 Acres

Greenfield, Edmonton, AB

Welcome to Greenfield â€” a family-friendly neighborhood known for its top-rated schools and unbeatable convenience! This 1123 sqft half duplex bungalow offers a practical layout with 3 bedrooms and a full bath upstairs, along with a bright, spacious living room and a functional kitchen perfect for everyday living. The basement adds incredible value with a separate entrance, 2 more bedrooms, 2 full bathrooms, a rec room, a second kitchen, and a dedicated laundry room â€” ideal for extended family. Located within walking distance to Greenfield School (K-6) and Vernon Barford (7-9), and just minutes to Whitemud Drive, Southgate Shopping Centre, and the LRT.

Built in 1967

## Essential Information

MLS® #	E4450458
Price	\$419,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,124
Acres	0.00
Year Built	1967
Type	Single Family



Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### Community Information

Address	11452 39 Avenue
Area	Edmonton
Subdivision	Greenfield
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0M6

### Amenities

Amenities	See Remarks
Parking	No Garage

### Interior

Appliances	Hood Fan, Oven-Microwave, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Flat Site, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 31st, 2025
Days on Market	54
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 September 23rd, 2025 at 10:32am MDT