



11780 37 Avenue Edmonton AB

\$546,800

THIS IS THE ONE! In the FAMILY FRIENDLY community of Greenfield, this OUTSTANDING 3 bedroom with a finished basement has been upgraded and well maintained over the years by the original owners. On a quiet street, the main floor features a large living room/dining room, a functional kitchen with nook, a den (bedroom), laundry room, PLUS...a spacious Family Room with a Gas Fireplace & a large patio door floods the home with light! The master bedroom provides a 3-piece ensuite & the 2nd and 3rd bedrooms were combined to make a large bedroom with a nursery or a coveted sitting room! The big bedroom can be easily converted back to 2 separate bedrooms. Other highlights include a NEWER Furnace and Water Tank (2020), newer shingles (2010), AND...NEWER PVC windows. The front & back yards are a gardeners dream! The yard includes an oversized double garage, a large patio, newer fencing and room for kids to play. In a GREAT South-West community, you have access to some of Edmonton's finest schools. WELCOME HOME!

Listing Presented By:



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