

## **\$304,900 - 38 6032 38 Avenue, Edmonton**

MLS® #E4457843

### **\$304,900**

4 Bedroom, 2.50 Bathroom, 1,194 sqft  
Condo / Townhouse on 0.00 Acres

Greenview (Edmonton), Edmonton, AB

Welcome to this beautifully finished 4-bedroom, 2.5-bath townhouse located in the desirable community of Greenview! The bright and open main floor features a spacious living room great for entertaining, a modern kitchen with a large island, a separate dining area, and a convenient 2-piece bath. Upstairs, you'll find three well-sized bedrooms, including the primary with a walk-in closet, plus a 4-piece bath. The fully developed basement features a family room, an additional bedroom, a 3-piece bath, and plenty of storage. Ideally located beside Greenview Elementary and minutes from junior highs, shopping, public transit, Whitemud and Anthony Henday.

Built in 2008

### **Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | E4457843          |
| Price          | \$304,900         |
| Bedrooms       | 4                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,194             |
| Acres          | 0.00              |
| Year Built     | 2008              |
| Type           | Condo / Townhouse |



|          |           |
|----------|-----------|
| Sub-Type | Townhouse |
| Style    | 2 Storey  |
| Status   | Active    |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 38 6032 38 Avenue    |
| Area        | Edmonton             |
| Subdivision | Greenview (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6L 0A4              |

### Amenities

|                |       |
|----------------|-------|
| Amenities      | Deck  |
| Parking Spaces | 1     |
| Parking        | Stall |

### Interior

|              |                                                                                                        |
|--------------|--------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                              |
| Stories      | 3                                                                                                      |
| Has Basement | Yes                                                                                                    |
| Basement     | Full, Finished                                                                                         |

### Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                          |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                     |
| Construction      | Wood, Vinyl                                                          |
| Foundation        | Concrete Perimeter                                                   |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 15th, 2025 |
| Days on Market | 3                    |
| Zoning         | Zone 29              |
| Condo Fee      | \$334                |

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 18th, 2025 at 6:02pm MDT