

# \$299,900 - 5344 38a Avenue, Edmonton

MLS® #E4456216

## \$299,900

3 Bedroom, 2.00 Bathroom, 1,227 sqft  
Condo / Townhouse on 0.00 Acres

Greenview (Edmonton), Edmonton, AB

Well-maintained townhome in a desirable, family-friendly location LOW CONDO FEE. Close to shopping, dining, parks, schools, and major amenities, with easy access to walking paths. Open-concept main level features a white kitchen with stainless-steel appliances and ample storage. Bright living area with a fireplace. Three generously sized bedrooms and two full baths. The back of the home overlooks green space, offering privacy and pleasant views.

Built in 1979

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4456216          |
| Price          | \$299,900         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,227             |
| Acres          | 0.00              |
| Year Built     | 1979              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information



|             |                      |
|-------------|----------------------|
| Address     | 5344 38a Avenue      |
| Area        | Edmonton             |
| Subdivision | Greenview (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6L 2H4              |

### **Amenities**

|           |                                       |
|-----------|---------------------------------------|
| Amenities | Deck, Detectors Smoke, No Animal Home |
| Parking   | Single Garage Attached                |

### **Interior**

|              |                                                                                              |
|--------------|----------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                    |
| Stories      | 2                                                                                            |
| Has Basement | Yes                                                                                          |
| Basement     | None, No Basement                                                                            |

### **Exterior**

|                   |                                                                                                                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                                                                                              |
| Exterior Features | Backs Onto Park/Trees, Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Low Maintenance Landscape, No Back Lane, No Through Road, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                                                                                         |
| Construction      | Wood, Vinyl                                                                                                                                                                                                              |
| Foundation        | Concrete Perimeter                                                                                                                                                                                                       |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 61                  |
| Zoning         | Zone 29             |
| Condo Fee      | \$344               |

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 November 4th, 2025 at 2:32pm MST