

## \$299,000 - 3 6032 38 Avenue, Edmonton

MLS® #E4426612

**\$299,000**

2 Bedroom, 2.50 Bathroom, 972 sqft

Condo / Townhouse on 0.00 Acres

Greenview (Edmonton), Edmonton, AB

Charming Townhouse in Greenview â€“ Perfect Location! Welcome to this family-friendly townhouse in the sought-after community of Greenview! Nestled in a quiet neighborhood. Right next to Greenview Schools and within walking distance to Hillview School, parks, shopping at Mill Woods Town Centre, and major routes and The LRT. This home offers the perfect balance of convenience and tranquility. With industrial employment centers nearby, commuting is easy while still enjoying the peace of a residential setting. Plus, a beautiful golf course is just minutes away, perfect for unwinding after a long day. Featuring a spacious layout and plenty of natural light, this home is ideal for families, first-time buyers, or investors. Whether you're looking for a cozy place to call home or a smart investment in a thriving neighborhood, Greenview is the perfect place to start. Don't miss out on a great opportunity! Some photos Digitally Staged

Built in 2010

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4426612  |
| Price     | \$299,000 |
| Bedrooms  | 2         |
| Bathrooms | 2.50      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 972               |
| Acres          | 0.00              |
| Year Built     | 2010              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 3 6032 38 Avenue     |
| Area        | Edmonton             |
| Subdivision | Greenview (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6L 0A4              |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Ceiling 9 ft., Hot Water Natural Gas, Parking-Visitor, Vinyl Windows |
| Parking Spaces | 1  |
| Parking        | Stall  |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Washer |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Fenced, Flat Site, Landscaped, No Back Lane, Park/Reserve, Schools |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### School Information

|            |                  |
|------------|------------------|
| Elementary | Greenview School |
| Middle     | Hillview School  |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 20th, 2025 |
| Days on Market | 30               |
| Zoning         | Zone 29          |
| Condo Fee      | \$237            |

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Listing information last updated on April 19th, 2025 at 4:02am MDT