

## \$565,000 - 5310 39b Avenue, Edmonton

MLS® #E4464252

**\$565,000**

4 Bedroom, 3.00 Bathroom, 2,400 sqft

Single Family on 0.00 Acres

Greenview (Edmonton), Edmonton, AB

Welcome to this 2,400 sq. ft. updated Greenview gem—a home that feels like a family retreat every day. Step inside and be greeted by a grand living room with a wall of windows that flood the space with natural light and overlook the patio. Dream kitchen with endless counters for cooking and gathering, while the family room offers a cozy fireplace, built-in bar, and walkout access to the deck. Upstairs, the primary suite comes with its own 3pc ensuite, joined by three additional bedrooms and another full bath. A massive loft overlooks the living room below, creating an airy, open feel. The fully finished basement is made for entertaining with a sprawling recreation room, wet bar, a 2pc bathroom, and a complete theater system with projector and tiered seating—all staying with the home. Outside, your private oasis awaits: a beautifully landscaped yard with mature trees, a stunning deck and space to relax or entertain. With updates like shingles (50 yr warranty) and an attached double garage. A must see!

Built in 1978

### Essential Information

MLS® # E4464252

Price \$565,000



Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	2,400
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	5310 39b Avenue
Area	Edmonton
Subdivision	Greenview (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 1P1

### Amenities

Amenities	Bar, Deck, Patio, Wet Bar
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	October 31st, 2025
Days on Market	7
Zoning	Zone 29

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