

## \$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€“ Ideal Location & Lifestyle! Welcome to this delightful townhouse nestled in the heart of family-friendly Greenview! Located in a peaceful neighborhood, this home is just steps from Greenview School, and within walking distance to Hillview School, scenic parks, and everyday conveniences including Mill Woods Town Centre, public transit, and the LRT. With quick access to major routes and close proximity to industrial employment hubs, commuting is a breeze yet youâ€™™ still enjoy the serenity of residential living. Plus, for golf lovers, a stunning course is only minutes away, offering the perfect way to relax after a long day. Inside, youâ€™™ find a spacious layout filled with natural light, ideal for families, first-time buyers, or savvy investors. Whether you're planting roots or expanding your portfolio, this home is a smart move in a thriving community. 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	43
Zoning	Zone 29
Condo Fee	\$237

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Listing information last updated on May 2nd, 2025 at 4:17am MDT