

# \$310,000 - 3 6032 38 Avenue, Edmonton

MLS® #E4426612

**\$310,000**

2 Bedroom, 2.50 Bathroom, 972 sqft  
Condo / Townhouse on 0.00 Acres

Greenview (Edmonton), Edmonton, AB

Charming Townhouse in Greenview â€œ Perfect Location! Welcome to this family-friendly townhouse in the sought-after community of Greenview! Nestled in a quiet neighborhood, yet just minutes from schools, parks, shopping, and major routes, 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

Built in 2010

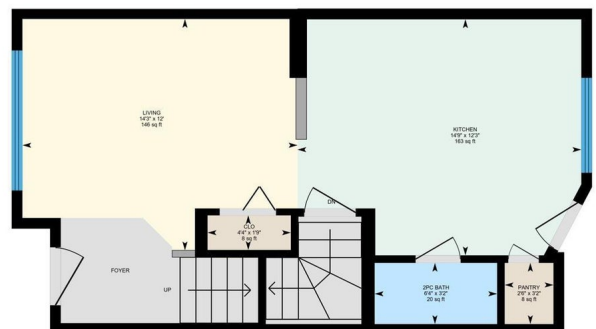
## Essential Information

MLS® #	E4426612
Price	\$310,000
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	972



3-6032 38 Ave NW, Edmonton, AB

Main Floor Exterior Area 487.63 sq ft  
Interior Area 437.16 sq ft



0 3 6 ft PREPARED: 2025/03/20  
While regions are excluded from total floor area in iGUSSE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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	15
Zoning	Zone 29
Condo Fee	\$237

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 April 4th, 2025 at 9:02pm MDT