

## \$379,000 - 5315 39 Avenue, Edmonton

MLS® #E4460073

**\$379,000**

3 Bedroom, 1.50 Bathroom, 1,095 sqft

Single Family on 0.00 Acres

Greenview (Edmonton), Edmonton, AB

This cozy 3-bedroom home offers comfort, space, and accessibility in a family-friendly community. Located near many schools, shopping, the new LRT and public transit, this property also provides quick access to major routes like Anthony Henday and Whitemud. On the main level you will find the kitchen, living, dining room and a half bath. The kitchen is spacious with plenty of cabinetry and a large pantry. There is a window above the sink looking out into the backyard. The dining area is bright and has a sliding door leading out the big private fully fenced backyard that has big trees, a large deck and lots of space. The living room faces the front of the house and has a large window, allowing plenty of natural light to brighten the home from both sides of the house. On the upper level you will find all 3 bedrooms and one full bathroom. The master bedroom is big with windows overlooking the front yard and a large walk in closet. In the basement you will find a second den, laundry and a large storage room.

Built in 1978

### Essential Information

MLS® # E4460073

Price \$379,000

Bedrooms 3



|                |               |
|----------------|---------------|
| Bathrooms      | 1.50          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,095         |
| Acres          | 0.00          |
| Year Built     | 1978          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 5315 39 Avenue       |
| Area        | Edmonton             |
| Subdivision | Greenview (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6L 1P3              |

### Amenities

|                |                                             |
|----------------|---------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Deck |
| Parking Spaces | 2                                           |
| Parking        | 2 Outdoor Stalls, Tandem                    |

### Interior

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

### Exterior

|                   |                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                                               |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Golf Nearby, No Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Treed Lot |
| Roof              | Asphalt Shingles                                                                                                                                           |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 30th, 2025 |
| Days on Market | 35                   |
| Zoning         | Zone 29              |

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Listing information last updated on November 4th, 2025 at 8:02am MST