



Edmonton **16 Greenfield** **LP:** \$599,900
 11716 36A AV NW **SP:** M

ACTIVE

Type:	Detached Single Family	Listing ID#:	E4212838
Style:	Bungalow	Bdrms Above:	3
Year Built:	1967	Bdrms Total:	3
Full Baths:	2	Basement:	Full
Half Baths:	0	Bsmnt Dev:	See Remarks
Tot A.G. SqFt:	1,314.28	Tot A.G. SqM:	122.10

Wow, this is the one! With too many upgrades to list, no expense has been spared on this Greenfield bungalow. The exterior is fully refinished w Hardie board, expert landscaping & triple pane windows/doors. Inside, the modern open concept living room showcases massive windows & high-end wire brushed white oak flooring that continues through the rest of the house. The kitchen is beautifully appointed w high end appliances, new cabinets wrapped in walnut & custom concrete counter tops. Complete w large formal dinning room, modern 4 piece bath & 3 good sized bedrooms. The master features a walk in closet & stylish 3 piece ensuite. The basement is ready to be customized to your personal needs w a new slab, bedroom windows & insulation. The backyard oasis features a private patio & brand new 32x24 oversized double garage set up for a workshop w gas, water/sewer, 100 amp service & even a catch basin for liquids. Other upgrades include new hotwater/furnace, washer & dryer, shingles, R50 attic insulation & more.

Directions:

Virtual Tour: <https://vimeo.com/454176946> **Brochure:** <http://www.11716-36A-Ave.com>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt
Baths:	0	0	0	1	0	0	Main:		
Ensuite Baths:		0	1	0	0	0	Upr:		
Finish Levels:	1						AbGd:		
Fireplace Y/N:							Lowr:		
Fireplace Type:							BlGd:		
Fireplace Fuel:							Total A.G.:	122.10	1,314.28
Parking:	Double Garage Detached, Over Sized								
Garage Dim:	9.7x7.3		Prk Encl/Ttl:	2 /					

Living Room:	6.16x3.71	M	Master Bedroom:	4.09x3.42	M
Dining Room:	3.79x2.87	M	Bedroom 2:	4.18x2.71	M
Kitchen:	4.38x3.24	M	Bedroom 3:	3.1x2.71	M
Family Room:			Bedroom 4:		
Den:					
Bonus Room:					

Flooring:	Carpet, Ceramic Tile, Engineered Wood	Foundation:	Concrete
Construction:	Wood Frame	Heating Type:	Forced Air-1
Roof:	Asphalt Shingles	Heat Source:	Natural Gas
Exterior:	Hardie Board Siding	Features:	Carbon Monoxide Detectors, Closet Organizers, Detectors Smoke, No Smoking Home, Parking-Extra, Patio, Programmable Thermostat, Vinyl Windows, See Remarks
Site Influences:	Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks		

Goods Included: Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings **Restrictions:** None Known

Goods Excluded:

Warranty:

Elem School: Greenfield School **Jr. High School:** Vernon Barford School **Sr High School:** Harry Ainlay School

Condo Name:		Condo Fee Incl:	
Condo Fee:		HOA Fee:	
Floor Location:		Floor Number:	
Balcony/Terrace:		Unit Exposure:	
		HOA Fee Incl:	

Total Lot M2:	587.41	Lot Shape:	Rectangular	Lot Dimen:	
Frontage:		Depth:		Zoning:	
Conform:		Conform Yr:		Front Expos:	South
Taxes:	\$3,913.72 2019	Local Improve:			