

# \$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€œ Perfect Location! Welcome to this family-friendly townhouse in the sought-after community of Greenview! Nestled in a quiet neighborhood. Right next to Greenview Schools and within walking distance to Hillview School, parks, shopping at Mill Woods Town Centre, and major routes and The LRT. 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

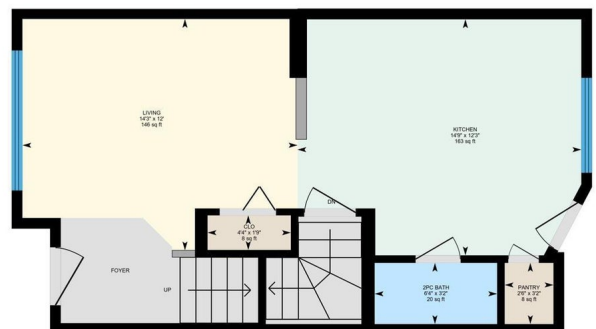
## Essential Information

MLS® #	E4426612
Price	\$299,000
Bedrooms	2
Bathrooms	2.50
Full Baths	2



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 iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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
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Middle

Hillview School

### **Additional Information**

Date Listed March 20th, 2025

Days on Market 29

Zoning Zone 29

Condo Fee \$237

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Listing information last updated on April 18th, 2025 at 12:02pm MDT