

## \$638,880 - 11138 30 Avenue, Edmonton

MLS® #E4440522

**\$638,880**

6 Bedroom, 4.00 Bathroom, 1,728 sqft

Single Family on 0.00 Acres

Sweet Grass, Edmonton, AB

Welcome to this spacious 1,728 sq ft bungalow on a large corner lot in Sweetgrass, featuring a fully finished legal basement suite and over 3,300 sq ft of total living space! The main floor offers a bright kitchen with stainless steel appliances, family room, living room, dining area, and 3 bedrooms, including a primary with 4 pc ensuite and an additional 4 pc bath. The basement boasts a legal suite with 3 bedrooms, 2 full bathrooms, a large living room, second kitchen with SS appliances, and its own laundry. Enjoy the convenience of 2 full kitchens, 2 laundry sets, and a double attached garage. The beautifully landscaped backyard is ideal for relaxing or entertaining. Located in a quiet, family-friendly neighbourhood close to schools, parks, and transit—this is an incredible opportunity for multi-generational living or rental income potential.

Built in 1986

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4440522  |
| Price          | \$638,880 |
| Bedrooms       | 6         |
| Bathrooms      | 4.00      |
| Full Baths     | 4         |
| Square Footage | 1,728     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1986                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11138 30 Avenue |
| Area        | Edmonton        |
| Subdivision | Sweet Grass     |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6J 3Y6         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | ensuite bathroom                                             |
| Appliances        | Dryer, Washer, Refrigerators-Two, Stoves-Two, Dishwasher-Two |
| Heating           | Forced Air-1, Natural Gas                                    |
| Stories           | 2                                                            |
| Has Suite         | Yes                                                          |
| Has Basement      | Yes                                                          |
| Basement          | Full, Finished                                               |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Brick, Vinyl |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Vinyl |
| Foundation        | Concrete Perimeter |

### School Information

|            |                       |
|------------|-----------------------|
| Elementary | SWEET GRASS SCHOOL    |
| Middle     | VERNON BARFORD SCHOOL |

High

HARRY AINLAY SCHOOL

### **Additional Information**

Date Listed June 5th, 2025

Days on Market 61

Zoning Zone 16

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