

\$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 58

Zoning Zone 16

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