

## \$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 50

Zoning Zone 16

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 25th, 2025 at 6:17am MDT