

Courtesy Of Brent Anderson Of Century 21 Masters

# \$550,000 - 21336 38 Avenue, Edmonton

MLS® #E4421070

**\$550,000**

3 Bedroom, 2.50 Bathroom, 1,801 sqft  
Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Welcome to Edgemont, a vibrant community where dreams of the perfect home come to life. Discover the Cohelo, proudly crafted by Lincolnberg Homes, your builder of choice for nine consecutive years. This spacious residence is designed to meet the needs of a growing family, offering the perfect blend of comfort + style. The upper level features the primary bedroom offering a luxurious retreat with a 5-piece ensuite, ensuring privacy + relaxation. Two additional bedrooms provide ample space for children or guests, complemented by a convenient 4-piece bath. The main floor is a testament to modern living, boasting 9-foot ceilings that enhance the sense of space. The open concept living, dining, + kitchen areas are ideal for entertaining, allowing you to host gatherings with ease. For professionals working from home, a front office space that combines functionality + style. This lovely home is ready to welcome you + your family.

Built in 2024

## Essential Information

MLS® #	E4421070
Price	\$550,000
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,801
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	21336 38 Avenue
Area	Edmonton
Subdivision	Edgemont (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 1S4

### **Amenities**

Amenities	Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, HRV System, 9 ft. Basement Ceiling
Parking Spaces	2
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Flat Site, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation            Concrete Perimeter

### **School Information**

Elementary            Winterburn School

Middle                Michael Phair School

High                    Jasper Place School

### **Additional Information**

Date Listed            February 11th, 2025

Days on Market      56

Zoning                 Zone 57

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Listing information last updated on April 8th, 2025 at 9:17am MDT