

\$569,900 - 3523 113b Street, Edmonton

MLS® #E4451834

\$569,900

5 Bedroom, 2.50 Bathroom, 1,686 sqft

Single Family on 0.00 Acres

Greenfield, Edmonton, AB

Discover incredible value in the highly sought-after neighbourhood of Greenfield—a perfect south central location known for its welcoming community, excellent schools, convenient shopping, and easy access to major transportation routes. This spacious 1,682 sq. ft. home has been lovingly maintained by a long-time owner and sits on a quiet, family-friendly street with wonderful neighbours. Featuring 5 bedrooms and 2.5 bathrooms, this home offers a bright and spacious white kitchen with ample counter space, perfect for cooking and gathering. The layout includes a generous main floor family room, and both a beautifully landscaped front and backyard—ideal for entertaining or unwinding. An oversized double garage adds functionality, while important updates like newer shingles and windows provide peace of mind. A rare opportunity in one of Edmonton's most desirable communities!

Built in 1967

Essential Information

MLS® #	E4451834
Price	\$569,900
Bedrooms	5
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,686
Acres	0.00
Year Built	1967
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

Community Information

Address	3523 113b Street
Area	Edmonton
Subdivision	Greenfield
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 1L6

Amenities

Amenities	Vinyl Windows
Parking	Double Garage Detached, Over Sized

Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Metal
Exterior Features	Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Metal
Foundation	Concrete Perimeter

School Information

Elementary	Greenfield/ St. Stans
Middle	Vernon Barford
High	Harry Ainley/Louis St. L

Additional Information

Date Listed	August 7th, 2025
Days on Market	4
Zoning	Zone 16

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