

# \$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 Lincolnborg 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                80  
Zoning                              Zone 57

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