

# \$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        94  
Zoning                      Zone 57

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