

## \$489,900 - 2505 38a Street, Edmonton

MLS® #E4448675

**\$489,900**

4 Bedroom, 3.00 Bathroom, 1,197 sqft

Single Family on 0.00 Acres

Bisset, Edmonton, AB

Beautifully Maintained Bi-Level | 4 Beds | 3 Baths located on a huge 7750 sqft lot, just steps from parks, trails, schools & shopping, this bright & spacious bi-level offers vaulted ceilings, a sun-filled living room with wood fireplace, and laminate flooring throughout the dining area & kitchen. The kitchen features ample cabinetry, a pantry, and garden doors leading to a raised deck. Recently renovated, this home boasts a refreshed kitchen with new appliances, updated flooring, fresh paint, new blinds, and countertops. The king-sized primary bedroom includes new carpet, walk-in closet, and updated 3pc ensuite with walk-in shower. A second large bedroom and updated 4pc main bath with granite counters complete the upper level. The fully finished basement offers a large rec room with projector & screen (included in the sale), 2 additional bedrooms, a 3pc bath, and extra storage. Enjoy a landscaped & fenced yard with deck (with storage underneath), patio, and fire pit. Move-in ready and shows beautifully!

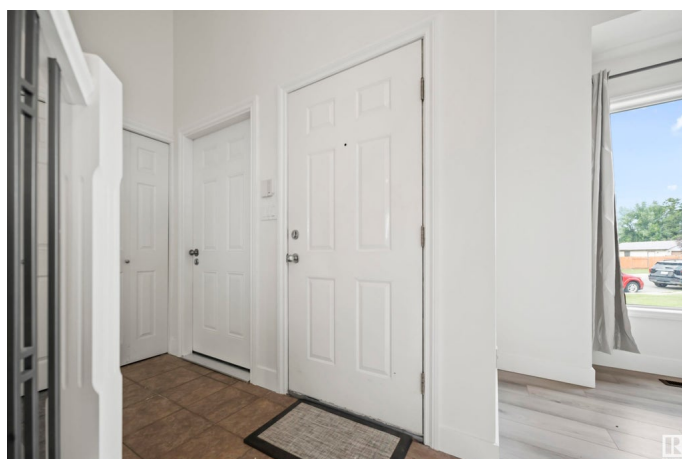
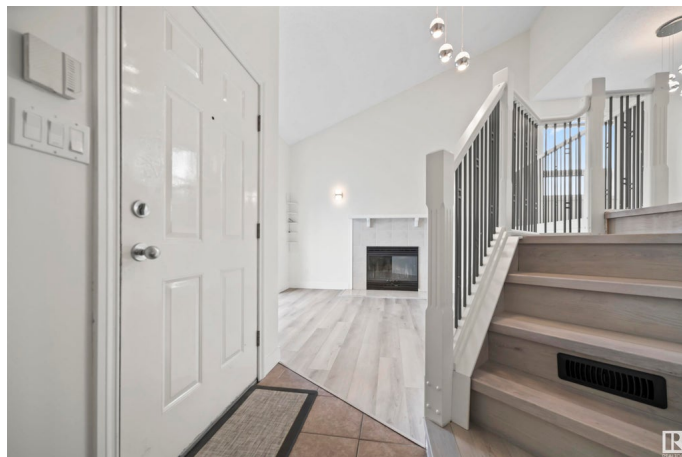
Built in 1988

### Essential Information

MLS® # E4448675

Price \$489,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,197                  |
| Acres          | 0.00                   |
| Year Built     | 1988                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 2505 38a Street |
| Area        | Edmonton        |
| Subdivision | Bisset          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6L 4L6         |

### Amenities

|           |                                  |
|-----------|----------------------------------|
| Amenities | Air Conditioner, Detectors Smoke |
| Parking   | Double Garage Attached           |

### Interior

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                       |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                              |
| Stories           | 2                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                    |
| Basement          | Full, Finished                                                                                                                         |

### Exterior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                   |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                              |
| Construction      | Wood, Vinyl                                                                   |
| Foundation        | Concrete Perimeter                                                            |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 18              |
| Zoning         | Zone 29         |

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 August 5th, 2025 at 10:18am MDT