

Courtesy Of Byron J Clark Of NOW Real Estate Group

\$425,900 - 12226 38 Street, Edmonton

MLS® #E4444006

\$425,900

4 Bedroom, 2.50 Bathroom, 1,456 sqft
Single Family on 0.00 Acres

Bergman, Edmonton, AB

Welcome to this spacious and charming family home, brimming with potential and opportunity. Nestled on a generous lot in a mature neighbourhood, this well-constructed property provides a sturdy foundation and ample space—ready for your personal touch. This spacious 4 bedroom, 3 bathroom 1,456 square foot bi-level house still has its original owners, who are now ready to relocate. While the home does require some cosmetic renovations, it presents an ideal platform to update to your preferences. The home boasts a spacious U-shaped kitchen with an adjacent dining area and a large living room. There are three bedrooms upstairs and a cozy 2 pce ensuite. The basement also features ample square footage, including a large family room with a wood burning fireplace, a bedroom and a 3 pce bathroom with a built-in hot tub! Outdoors, a huge yard and amazing garden, 23x23 garage equipped with a shop perfect for individuals who enjoy DIY projects. Recent improvements include newer windows and roof. Don't miss this one!

Built in 1983

Essential Information

| | |
|--------|-----------|
| MLS® # | E4444006 |
| Price | \$425,900 |



| | |
|----------------|------------------------|
| Bedrooms | 4 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,456 |
| Acres | 0.00 |
| Year Built | 1983 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 12226 38 Street |
| Area | Edmonton |
| Subdivision | Bergman |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5W 2J3 |

Amenities

| | |
|----------------|--|
| Amenities | Deck, Detectors Smoke, No Animal Home, No Smoking Home |
| Parking Spaces | 4 |
| Parking | Double Garage Detached |

Interior

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

Exterior

| | |
|-------------------|---------------------------------|
| Exterior | Wood, Stucco |
| Exterior Features | Fenced, Golf Nearby, Landscaped |
| Roof | Asphalt Shingles |

Construction Wood, Stucco
Foundation Concrete Perimeter

Additional Information

Date Listed June 24th, 2025
Days on Market 7
Zoning Zone 23

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