

# \$465,000 - 6904 39 Avenue, Edmonton

MLS® #E4436359

**\$465,000**

5 Bedroom, 2.50 Bathroom, 1,098 sqft

Single Family on 0.00 Acres

Michaels Park, Edmonton, AB

Unmatched Curb appeal at the Pride of Micheals Park. This Home sets the bar HIGH with it's renovated main floor and gorgeous touches. The open concept allows for flooding natural light and is truly built for Family. 3 bedrooms upstairs, 1.5 baths, a working island, undermount cabinet lighting, upgraded windows, and a gorgeous built in cabinet in the dining area are just a few of the highlights. The private entrance in the MASSIVE back yard takes you down to a bright space featuring, 2 bedrooms, a Full kitchen and living space with a 3 piece bathroom. Shared laundry, Central Air Conditioning, built in Dishwasher, exterior exhausting fan and more make up the lower living space. Outside the property is flat, fully fenced, with half being Vinyl maintenance free fencing. The garage is an oversized 2 car, insulated and heated space. Beside the garage is even RV parking! It does NOT get better than this!

Built in 1975

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4436359  |
| Price      | \$465,000 |
| Bedrooms   | 5         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,098                  |
| Acres          | 0.00                   |
| Year Built     | 1975                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 6904 39 Avenue |
| Area        | Edmonton       |
| Subdivision | Michaels Park  |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6K 1T8        |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Closet Organizers, Fire Pit, No Smoking Home, Patio, R.V. Storage |
| Parking Spaces | 6  |
| Parking        | Double Garage Detached, Parking Pad Cement/Paved, RV Parking                       |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Window Coverings, Refrigerators-Two, Stoves-Two, Dishwasher-Two, Garage Heater |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Back Lane, Corner Lot, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 14th, 2025 |
| Days on Market | 2              |
| Zoning         | Zone 29        |

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Listing information last updated on May 16th, 2025 at 4:17pm MDT