

# \$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	4
Zoning	Zone 29

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