

Courtesy Of Sean Clair Of Exp Realty

## \$424,900 - 7011 39 Avenue, Edmonton

MLS® #E4431844

**\$424,900**

4 Bedroom, 2.50 Bathroom, 1,163 sqft

Single Family on 0.00 Acres

Michaels Park, Edmonton, AB

Welcome to this spacious and lovely home in the family friendly community of Michaels Park. This place would make a great starter home for a growing family or investment property. The main floor is spacious with a large living room, 3 bedrooms, including the master with its own 2pc ensuite. New windows throughout offer an abundance of natural light and improved sound treatment from the outside. Off the main floor is a SEPARATE ENTRANCE leading downstairs where you will find a beautiful 2ND KITCHEN with new cabinets and quartz counters. As well the basement has a 4th bedroom and additional full bathroom. The back yard is huge with 2 storage sheds and a double garage. Conveniently next to bus stops, close to the LRT, Whitemud Freeway, and more. This home offers comfort and easy access to all you need. Bonus features to this property include a large driveway for an RV, Central AC, new plumbing and more. Don't miss out on this quiet and move-in ready gem!

Built in 1974

### Essential Information

MLS® #	E4431844
Price	\$424,900
Bedrooms	4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,163
Acres	0.00
Year Built	1974
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	7011 39 Avenue
Area	Edmonton
Subdivision	Michaels Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6K 0R5

### **Amenities**

Amenities	Air Conditioner, See Remarks
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dryer, Washer, Refrigerators-Two, Stoves-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            April 19th, 2025

Days on Market      4

Zoning                 Zone 29

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