

## \$499,900 - 7120 39 Avenue, Edmonton

MLS® #E4436942

**\$499,900**

4 Bedroom, 2.50 Bathroom, 1,266 sqft

Single Family on 0.00 Acres

Michaels Park, Edmonton, AB

**NEW! NEW! NEW! NEW Roofs! NEW Floors (Vinyl Plank)! NEW Appliances! (Two Gas Stoves and New Upstairs Laundry as Well!), NEW Bathrooms (Gorgeous)!, NEW Front Concrete Step! NEW Hot Water Tank! NEW Furnace! NEW Gazebo! NEW Vinyl Windows, NEW basement window wells, NEW Weeping Tile, and the list goes on! Every Canadian property gem needs a getaway for those icy cold winters so don't forget about your enclosed HOT TUB in the backyard! SEPARATE ENTRANCE leads to a fully permitted basement with its own Kitchen, Bathroom, and Bedroom! Enjoy the beautiful fresh finish but with all the charm! Located near everything you need! Schools, Shopping, Markets, Transportation, and easy access to the rest of the city! Just steps from parks and Golf only minutes away! Get it before it's gone!**

Built in 1974

### Essential Information

MLS® #	E4436942
Price	\$499,900
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,266
Acres	0.00
Year Built	1974
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	7120 39 Avenue
Area	Edmonton
Subdivision	Michaels Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6K 0R6

### Amenities

Amenities	Carbon Monoxide Detectors, Detectors Smoke, Hot Tub
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Metal, Stucco
Exterior Features	Fenced, Flat Site, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Metal, Stucco
Foundation	Concrete Perimeter

### School Information

Elementary	Grace Martin, St Elizabeth
Middle	Edith Rogers School
High	Cardinal Colins Catholic

**Additional Information**

Date Listed	May 16th, 2025
Days on Market	18
Zoning	Zone 29

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