

# **\$479,000 - 6804 32 Avenue, Edmonton**

MLS® #E4433929

**\$479,000**

5 Bedroom, 2.50 Bathroom, 1,280 sqft

Single Family on 0.00 Acres

Kameyosek, Edmonton, AB

First time home buyers or Investment Alert ! " 50 X 129 " lot size , Both Kitchens are newly / fully renovated. This beautiful home is situated on a large lot in a great neighbourhood offering a total approx. living space of 2,377 sq ft with 5 bedrooms and 2.5 bathrooms. In the main floor you'll walk into the living room with a vaulted ceiling, a formal dining room, a kitchen, 3 bedrooms, a full and a half bathroom. FULLY FINISHED basement with a separate entrance, a new kitchen and flooring, 2 bedrooms, full bathroom, huge FAMILY ROOM, a wood FIREPLACE, and laundry room. You'll enjoy a barbecue during summer on the deck with composite flooring and aluminum railings and gardening in the large backyard. FURNACE (2020) and HOT WATER TANK (2020). It comes with an OVERSIZED DETACHED GARAGE with 10' ceiling and 9' doors. Close to all amenities schools, Grey Nuns Hospital, Millwoods Rec Centre and Millwoods Town Centre. Walking distance to LRT station.

Built in 1974

## **Essential Information**

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Price \$479,000

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,280                  |
| Acres          | 0.00                   |
| Year Built     | 1974                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 6804 32 Avenue |
| Area        | Edmonton       |
| Subdivision | Kameyosek      |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6K 1P2        |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Opener, Storage Shed, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Microwave Hood Fan-Two |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 1st, 2025  
Days on Market                47  
Zoning                              Zone 29

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