

## \$499,000 - 6804 32 Avenue, Edmonton

MLS® #E4429644

**\$499,000**

5 Bedroom, 2.50 Bathroom, 1,280 sqft  
Single Family on 0.00 Acres

Kameyosek, Edmonton, AB

Investment Alert ! " 50 X 129 " lot size , 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, and a new kitchen, 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

MLS® #	E4429644
Price	\$499,000
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	Deck
Parking	Double Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, 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 April 7th, 2025

Days on Market 13

Zoning Zone 29

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 20th, 2025 at 2:02pm MDT