



## 6835 39 Avenue Edmonton AB

\$489,960

Situated in a quiet cul-de-sac, this fully finished bungalow offers exceptional value. Currently featuring an in-law suite with a separate entrance, the possibilities are endless! The main floor boasts a spacious front living room with vaulted ceilings and a cozy wood-burning fireplace. There are three generous bedrooms, along with a 4-piece main bath. The master bedroom includes his and her closets and a 2-piece ensuite. The large eat-in kitchen, with white cabinetry, provides ample space for cooking, while the formal dining area is perfect for family gatherings. The basement offers even more living space, with two additional bedrooms, a full kitchen, a living room, a 3-piece bathroom, shared laundry, and a massive storage room. To top it off, there is a fully finished triple detached garage featuring hot water, 10.5' ceilings, and a large parking pad for extra convenience, easy RV parking.

Listing Presented By:



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