



## 7404 41 Avenue Edmonton AB

\$549,900

THIS IS THE HOME YOU HAVE BEEN WAITING FOR! In the desired community of Michaels Park, this OUTSTANDING 4 bedroom home, with a fully finished basement provides over 2,700 sf. of great family living. In a quiet crescent location that backs on Michael Park, it features a large living room/dining room, a NEWER kitchen, a great Family Room with fireplace and breakfast nook that faces on to the park. Upstairs...you are treated to 4 LARGE bedrooms and 2 full bathrooms! Other highlights include 2-BRAND NEW FURNACES (2024), newer shingles (2016), a newer water tank, laminate flooring, and a newer patio door. The large & PRIVATE yard with a patio and fire pit backs on to the MASSIVE Michael Park! The park has 2-ice rinks, a renovated playground, picnic tables & lots of green space. In a GREAT LOCATION, you are close to schools, shopping, transit, the LRT, and have easy access to the Whitemud and Henday freeways. It is hard to find 4 bedroom homes of this size in Millwoods but... you found it here. WELCOME HOME!

Listing Presented By:



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