

## \$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

MLS® #	E4433929
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                52

Zoning                            Zone 29

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