

\$399,800 - 6607 41 Avenue, Edmonton

MLS® #E4450476

\$399,800

6 Bedroom, 2.00 Bathroom, 1,050 sqft

Single Family on 0.00 Acres

Michaels Park, Edmonton, AB

Bright, Freshly updated half duplex almost 2000sq ft total living area has 6 Bedrooms+2 Kitchens with a Separate Entry & Laundry to basement is an Investor's hand pick property. New Roof, New Paint, New floors and updated bathrooms(2025). Welcoming front entry with huge living room with wood burning fireplace. U shaped kitchen has lots of cabinets. 3 Spacious bedrooms and a 4piece bathroom with a tile surrounded Tub, Big windows make this house full of natural light. Basement has side entry and hug living +dining area with a bigger kitchen and laundry room. You will have another 3 bedrooms and upgraded 4 piece washroom. Back lane access and 34ft wide lot gives you multiple parking spots. You will be living at the edge of 66 st and close to whitemud drive, LRT, ETS, Shopping

Built in 1975

Essential Information

MLS® #	E4450476
Price	\$399,800
Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	1,050
Acres	0.00



Year Built	1975
Type	Single Family
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

Community Information

Address	6607 41 Avenue
Area	Edmonton
Subdivision	Michaels Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6K 0S6

Amenities

Amenities	Parking-Extra
Parking Spaces	3
Parking	Rear Drive Access

Interior

Appliances	Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 31st, 2025
Days on Market	2
Zoning	Zone 29

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