

## \$489,000 - 8505 39b Avenue, Edmonton

MLS® #E4430603

**\$489,000**

5 Bedroom, 3.00 Bathroom, 1,429 sqft

Single Family on 0.00 Acres

Tweddle Place, Edmonton, AB

CORNER LOT AND IN-LAW SUITE. Large open concept 3 +2 bedroom 1424sq ft bungalow is perfect for a multi-generational family located on large lot. As you enter there is a large foyer, closet and access to the attached double garage , large open living room, dining and kitchen with main floor laundry and access to the backyard. There is a master with 2pc ensuite and 2 add'l bedrooms and 4pc main bath. The basement has kitchenette and is fully finished with 2 large bedrooms with new legal egress windows, 4pc bathroom and den. The south-facing backyard is complete with no maintenance vinyl fencing and shed with man door access to the garage. Recent upgrades include; flooring, garage door, windows, shingles, HW tank and Island kitchen. Located close to schools, shopping and community churches.

Built in 1978

### Essential Information

MLS® #	E4430603
Price	\$489,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,429
Acres	0.00



Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	8505 39b Avenue
Area	Edmonton
Subdivision	Tweddle Place
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6K 3E7

### Amenities

Amenities	Hot Water Natural Gas, No Animal Home, No Smoking Home, Vinyl Windows, See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Washer, Refrigerators-Two, Stoves-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Corner Lot, Fenced, Flat Site, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 11th, 2025
Days on Market	15

## 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 26th, 2025 at 7:32pm MDT