

## \$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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Listing information last updated on August 2nd, 2025 at 3:02pm MDT