

## \$399,999 - 6715 32 Avenue, Edmonton

MLS® #E4432753

**\$399,999**

4 Bedroom, 2.50 Bathroom, 1,109 sqft

Single Family on 0.00 Acres

Kameyosek, Edmonton, AB

Located in the desirable neighbourhood of Kameyosek. This 3+1 bedroom bi-level is situated on a huge lot with a double detached garage in the back. Upstairs features a spacious master bedroom, 2 additional good size bedrooms with 4-pc main bathroom, and spacious dining room leading to huge deck perfect for family entertainment. Downstairs has a separate entrance to the basement with a second kitchen and a spacious bedroom. This property is also full landscaped and is walking distance to Grey Nuns Hospital, Tawa Centre, Millwoods Town Centre, Schools, Parks, LRT and More! Location is A+

Built in 1974

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4432753               |
| Price          | \$399,999              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,109                  |
| Acres          | 0.00                   |
| Year Built     | 1974                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |



|        |          |
|--------|----------|
| Style  | Bi-Level |
| Status | Active   |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 6715 32 Avenue |
| Area        | Edmonton       |
| Subdivision | Kameyosek      |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6K 1L8        |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

|              |                                                                   |
|--------------|-------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Washer, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-2, Natural Gas                                         |
| Stories      | 2                                                                 |
| Has Suite    | Yes                                                               |
| Has Basement | Yes                                                               |
| Basement     | Full, Finished                                                    |

### Exterior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                                    |
| Exterior Features | Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                       |
| Construction      | Wood, Stucco, Vinyl                                                                                    |
| Foundation        | Concrete Perimeter                                                                                     |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 5                |
| Zoning         | Zone 29          |

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