

## \$499,000 - 8505 39b Avenue, Edmonton

MLS® #E4423097

**\$499,000**

5 Bedroom, 2.50 Bathroom, 1,424 sqft  
Single Family on 0.00 Acres

Tweddle Place, Edmonton, AB

Large open concept 3 bedroom 1424sq ft bungalow with 2 bedroom In-law SUITE perfect for a multi-generational family located on alrge corner 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 kitchen cupboards. Located close to schools, shopping and community churches.

Built in 1978

### Essential Information

MLS® #	E4423097
Price	\$499,000
Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,424



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	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
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, Low Maintenance Landscape, No Back Lane, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	February 27th, 2025
-------------	---------------------

Days on Market 37

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 5th, 2025 at 1:47am MDT