

# \$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 | 21               |

Zoning

Zone 29

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Listing information last updated on May 2nd, 2025 at 4:47pm MDT