

## **\$550,000 - 6339 109a Street, Edmonton**

MLS® #E4431584

**\$550,000**

4 Bedroom, 2.00 Bathroom, 1,004 sqft

Single Family on 0.00 Acres

Parkallen (Edmonton), Edmonton, AB

Stunning just over 1000 Sq Ft 2+2 Bedroom, 2 Bathroom RENOVATED Bungalow on an enormous 49x143' lot, with a massive oversized HEATED DOUBLE DETACHED GARAGE in PARKALLEN, one of Edmonton's most desirable neighbourhoods! In neighbourhoods like this, properties that are this updated are unbelievably rare! From updated vinyl windows and siding, to the double garage, shingles, insulation, sewer lines, electrical, hot water tank, to the new Washer/Dryer, this is a home that you can just move on in to and enjoy! You will LOVE Being minutes to the UofA, Whyte Ave, close proximity to Downtown, walking distance to some of the best schools in the city, amazing access to public transit, and a few minutes away from Southgate Mall / LRT. The massive windows that were added to this home make each room feel amazing, spacious, and bright. Features like the cozy great room gas fireplace, fully finished basement, stone patio in the park like backyard, SIDE ENTRANCE to the basement, and updated bathroom are a very nice bonus!

Built in 1952

### **Essential Information**

MLS® # E4431584

Price \$550,000



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,004
Acres	0.00
Year Built	1952
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	6339 109a Street
Area	Edmonton
Subdivision	Parkallen (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 3C6

### **Amenities**

Amenities	Patio, Television Connection, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Detached, Heated, Over Sized

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Fruit Trees/Shrubs
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Parkallen School
Middle	Mckernan School
High	Strathcona School

**Additional Information**

Date Listed	April 17th, 2025
Days on Market	2
Zoning	Zone 15

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