

Courtesy Of Jimmy Halabi Of Liv Real Estate

## **\$399,900 - 6704 Delwood Road, Edmonton**

MLS® #E4427724

**\$399,900**

4 Bedroom, 2.00 Bathroom, 963 sqft  
Single Family on 0.00 Acres

Delwood, Edmonton, AB

The one you have been waiting for! Exceptional Corner lot bungalow with amazing curb appeal is situated on a massive lot in the heart of Delwood community. This 2+2 Bedroom home is perfect for a young family or investor, featuring newer roofing, Hot Water on Demand, A/C, Double attached heated garage with breezeway and a private backyard including flower beds, storage shed matching the home and Gazebo for your summer enjoyment. Gorgeous Kitchen with plenty of cabinets/drawers space, Granite Countertop in one section and stainless steel appliances. Primary Bedroom having a Walk-Through Closet and a stunning 5 piece ensuite with tub, steam shower and dual vanity. Fully Finished basement has a great recreation room, 2 more bedrooms and an updated 4 piece bathroom and plenty of storage. Property conveniently located to nearby schools, Londonderry Mall, Costco and provides easy access to Yellowhead Trail and 137 Ave. This property must be seen!

Built in 1967

### **Essential Information**

MLS® #	E4427724
Price	\$399,900
Bedrooms	4



Bathrooms	2.00
Full Baths	2
Square Footage	963
Acres	0.00
Year Built	1967
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	6704 Delwood Road
Area	Edmonton
Subdivision	Delwood
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5C 3A5

### **Amenities**

Amenities	Off Street Parking, Air Conditioner, Gazebo, Hot Water Tankless
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Fenced, Landscaped, No Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Delwood
Middle	Londonderry
High	M.E Lazert

### **Additional Information**

Date Listed	March 27th, 2025
Days on Market	15
Zoning	Zone 02

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