

# **\$548,800 - 7404 41 Avenue, Edmonton**

MLS® #E4433340

**\$548,800**

4 Bedroom, 2.50 Bathroom, 2,180 sqft

Single Family on 0.00 Acres

Michaels Park, Edmonton, AB

THIS IS THE HOME YOU HAVE BEEN WAITING FOR! In the desired community of Michaels Park, this OUTSTANDING 4 bedroom home, with a fully finished basement provides over 2,700 sf. of great family living. In a quiet crescent location that backs on Michael Park, it features a large living room/dining room, a NEWER kitchen, a great Family Room with fireplace and breakfast nook that faces on to the park. Upstairs...you are treated to 4 LARGE bedrooms and 2 full bathrooms! Other highlights include 2-BRAND NEW FURNACES (2024), newer shingles (2016), a newer water tank, laminate flooring, and a newer patio door. The large & PRIVATE yard with a patio and fire pit backs on to the MASSIVE Michael Park! The park has 2-ice rinks, a renovated playground, picnic tables & lots of green space. In a GREAT LOCATION, you are close to schools, shopping, transit, the LRT, and have easy access to the Whitemud and Henday freeways. It is hard to find 4 bedroom homes of this size in Millwoods but... you found it here. WELCOME HOME!

Built in 1974

## **Essential Information**

MLS® # E4433340

Price \$548,800



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,180
Acres	0.00
Year Built	1974
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	7404 41 Avenue
Area	Edmonton
Subdivision	Michaels Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6K 0W6

### Amenities

Amenities	Bar, Fire Pit, No Animal Home, No Smoking Home, Patio
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-2, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stucco
Foundation	Concrete Perimeter

**School Information**

Elementary	Malcom Tweddle, John Paul
Middle	St Hilda
High	Holy Trinity, J Percy Page

**Additional Information**

Date Listed	April 29th, 2025
Days on Market	7
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 May 6th, 2025 at 4:47pm MDT