

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 | 8                |
| Zoning         | Zone 02          |

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Listing information last updated on April 4th, 2025 at 8:32am MDT