

## **\$525,000 - 8528 64 Avenue, Edmonton**

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MLS® #E4446328

### **\$525,000**

5 Bedroom, 2.00 Bathroom, 1,050 sqft

Single Family on 0.00 Acres

Argyll, Edmonton, AB

Upgraded bungalow located in the desirable community of Argyll...Handy to downtown...2 blocks to Mill Creek Ravine & your favorite coffee spot...The main floor is hardwood throughout with the exception of tile in the bathroom...Enjoy vinyl windows with upgraded curtains...The kitchen has white cabinets, a combination of white & Stainless appliances, granite counters, a modern sink & taps & a large island with shelves & drawers...Enjoy an open floor plan...Upstairs this home offers 3 bedrooms & a 4 pce. bath...Downstairs you will enjoy a second kitchen, a living room, 2 bedrooms, a laundry area & 3 pce. bathroom...There are 6 windows allowing extra light throughout...The flooring is laminate & tile...Outside you will find a composite deck next to a beautiful tree...There is a nice sized yard with a newer fence and flower/gardening area...Enjoy a double garage 20'x24' with 2 extra outside parking stalls...Just a short walk to the LRT...Handy to a bus route, nature, shopping & schools...

Built in 1955

### **Essential Information**

MLS® #	E4446328
Price	\$525,000
Bedrooms	5



Bathrooms	2.00
Full Baths	2
Square Footage	1,050
Acres	0.00
Year Built	1955
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	8528 64 Avenue
Area	Edmonton
Subdivision	Argyll
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 0H3

### **Amenities**

Amenities	Deck, Exterior Walls- 2"x6", Fire Pit, No Animal Home, No Smoking Home, Vinyl Windows
Parking Spaces	4
Parking	2 Outdoor Stalls, Double Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Washer, Window Coverings, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	1
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stucco
Foundation	Concrete Perimeter

**School Information**

Elementary	Hazeldean
Middle	Allendale
High	WP Wagner

**Additional Information**

Date Listed	July 7th, 2025
Days on Market	48
Zoning	Zone 17

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