

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

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 | 43             |
| Zoning         | Zone 17        |

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Listing information last updated on August 19th, 2025 at 4:02pm MDT