

## \$719,900 - 8528 64 Avenue, Edmonton

MLS® #E4437327

**\$719,900**

3 Bedroom, 2.00 Bathroom, 1,037 sqft

Single Family on 0.00 Acres

Argyll, Edmonton, AB

Prepared to be impressed with this TOTALLY UPGRADED bungalow in the desirable community of Argyll. This property has been energetically cleaned and cleared. The best things about this location and home are how convenient and central it is in the city, the nature of Mill Creek Ravine being down the street and the amazing neighbors who live in the surrounding homes. Very open plan with a waterfall kitchen island, white kitchen cabinets, hardwood flooring thru-out this home, upgraded bathrooms, and fully finished lower level with in-law suite. This home is bright , shows pride of ownership and sits on a huge lot with an oversized 20 x 23 double garage. Enjoy the huge rear deck and firepit on those long lovely summer nights. The upgrades include lighting, switches, baseboards and push to open cabinets. Lower level renovated kitchen, bathroom vinyl plank flooring and much more. Home and garage have had the exterior painted. Welcome home!!

Built in 1955

### Essential Information

MLS® # E4437327

Price \$719,900

Bedrooms 3

Bathrooms 2.00



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,037                  |
| 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, Fire Pit                                 |
| Parking Spaces | 4                                              |
| Parking        | Double Garage Detached, Over Sized, RV Parking |

### Interior

|              |                                                                                                                    |
|--------------|--------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Washer, Window Coverings, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-1, Natural Gas                                                                                          |
| Stories      | 2                                                                                                                  |
| Has Basement | Yes                                                                                                                |
| Basement     | Full, Finished                                                                                                     |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior          | Wood, Stucco                           |
| Exterior Features | Back Lane, Fenced, Landscaped, Schools |
| Roof              | Asphalt Shingles                       |
| Construction      | Wood, Stucco                           |
| Foundation        | Concrete Perimeter                     |

### Additional Information

Date Listed May 17th, 2025

Days on Market 30

Zoning Zone 17

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Listing information last updated on June 16th, 2025 at 1:32am MDT