

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

MLS® #E4456782

### \$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 & upgraded blinds. 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. Weeping tile has been installed. 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® # E4456782

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    | September 8th, 2025 |
| Days on Market | 6                   |
| Zoning         | Zone 17             |

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Listing information last updated on September 14th, 2025 at 1:17pm MDT