

## \$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. Very open plan with a waterfall kitchen island, white kitchen cabinets, hardwood flooring thru-out this home, upgraded bathrooms, 3 bedrooms, and fully finished lower level with in-law suite. The 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. Upgrades are numerous - lighting, light switches, inside door handles, baseboards, waterfall island with push to open cabinets and drawers and hood fan. Lower level has vinyl plank flooring, bathroom renovated, kitchen renovated plus so much more. Home and garage, exterior has been painted, gutter guards, new deck and fence, You won't be disappointed.

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	20

## Zoning

## Zone 17

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 6th, 2025 at 10:17am MDT