

## \$809,900 - 8533 76 Avenue, Edmonton

MLS® #E4445569

**\$809,900**

6 Bedroom, 3.50 Bathroom, 2,009 sqft

Single Family on 0.00 Acres

Avonmore, Edmonton, AB

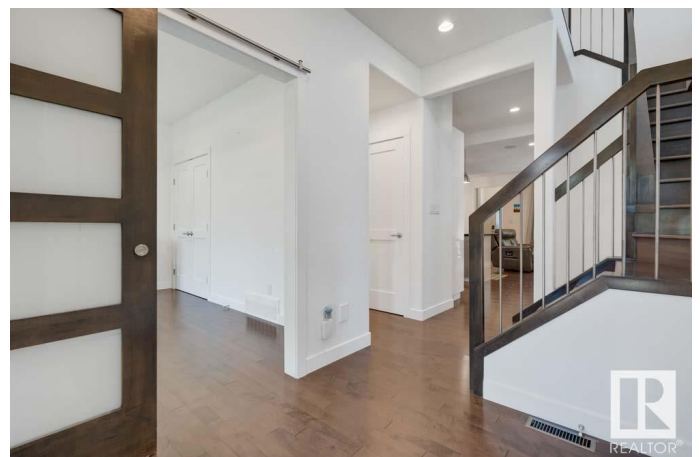
A TRUE GEM IN AVONMORE! This STUNNING HOME showcases high-end finishings throughout, including rich HARDWOOD FLOORS, built-in SHELIVING & DESKS, designer lighting, and CENTRAL A/C. The open-concept main floor features a chef's kitchen with quartz counters, built-in appliances, a large island, and walk-in pantry—plus a dedicated MAIN FLOOR BEDROOM or OFFICE, perfect for working from home. Upstairs boasts 3 spacious bedrooms including a LUXURIOUS PRIMARY SUITE with walk-in closet and an ELEGANT ENSUITE featuring a relaxing STEAM SHOWER. The LEGAL 2 BEDROOM BASEMENT SUITE has its own entrance, kitchen, laundry, and premium touches—ideal for added income or extended family. Enjoy the outdoors with a landscaped yard, HEATED and INSULATED DOUBLE GARAGE, and a composite DECK complete with DOUBLE POWERED AWNING & SUN SHADE. Nestled just steps from Bonnie Doon Mall, schools, parks, and LRT, this home offers unbeatable access in a vibrant central neighbourhood that blends lifestyle and value!

Built in 2016

### Essential Information

MLS® #

E4445569



|                |                        |
|----------------|------------------------|
| Price          | \$809,900              |
| Bedrooms       | 6                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,009                  |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 8533 76 Avenue |
| Area        | Edmonton       |
| Subdivision | Avonmore       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6C 0J2        |

### Amenities

|           |                                                                                                   |
|-----------|---------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Carbon Monoxide Detectors, Closet Organizers, Deck, Detectors Smoke, See Remarks |
| Parking   | 220 Volt Wiring, Double Garage Detached, Heated, Insulated                                        |

### Interior

|                   |                                                                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                             |
| Appliances        | Hood Fan, Microwave Hood Fan, Oven-Built-In, Oven-Microwave, Stove-Countertop Gas, Stove-Electric, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                          |
| Fireplaces        | Mantel                                                                                                                                                       |
| Stories           | 3                                                                                                                                                            |
| Has Suite         | Yes                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                          |
| Basement          | Full, Finished                                                                                                                                               |

**Exterior**

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                          |
| Exterior Features | Back Lane, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                      |
| Construction      | Wood, Stucco                                                                          |
| Foundation        | Concrete Perimeter                                                                    |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 3rd, 2025 |
| Days on Market | 4              |
| Zoning         | Zone 17        |

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Listing information last updated on July 7th, 2025 at 5:02pm MDT