

\$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 | 58 |
| Zoning | Zone 17 |

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Listing information last updated on September 3rd, 2025 at 12:17am MDT