

## \$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

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 15th, 2025 at 10:17pm MDT