

## \$518,800 - 8655 64 Avenue, Edmonton

MLS® #E4428895

**\$518,800**

4 Bedroom, 2.00 Bathroom, 1,006 sqft

Single Family on 0.00 Acres

Argyll, Edmonton, AB

Welcome to Argyll! This upgraded , well-maintained bungalow offers over 1,000 sqft of living space. Featuring 4 generously sized bedrooms & 2 full baths! The main floor is designed w/ an open concept layout, w/ the living & dining areas flow seamlessly together! This kitchen is thoughtfully separated from the living & dining areas, offering a sense of privacy & focus for meal preparation. The fully-fenced backyard offers privacy & security. A storage shed adds convenience for storing tools or outdoor equipment, while the detached double garage, accessible via a back lane, offers ample parking & additional storage options. The basement features a SEPARATE ENTRANCE for privacy and convenience, Offering a spacious bedroom, a 3-piece bathroom, and a large recreational room, perfect for creating a cozy guest suite or an entertainment space. WALKING PROXIMITY TO THE RIVER VALLY & WALKING TRAILS! NEWER GARAGE SHINGLES (2023), ROOF SHINGLES (2018, HWT (2019), STOVE, FRIDGE, DW, DRYER (2021)!

Built in 1955

### Essential Information

MLS® # E4428895

Price \$518,800



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,006                  |
| Acres          | 0.00                   |
| Year Built     | 1955                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 8655 64 Avenue |
| Area        | Edmonton       |
| Subdivision | Argyll         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6E 0H4        |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Vinyl Windows          |
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                  |
|------------|------------------|
| Elementary | Hazeldean School |
| Middle     | McKernan School  |
| High       | Allendale School |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 30              |
| Zoning         | Zone 17         |

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Listing information last updated on May 3rd, 2025 at 9:02am MDT