

\$524,800 - 8655 64 Avenue, Edmonton

MLS® #E4428895

\$524,800

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 \$524,800



| | |
|----------------|------------------------|
| 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

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

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 3rd, 2025 |
| Days on Market | 19 |
| Zoning | Zone 17 |

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Listing information last updated on April 22nd, 2025 at 3:17am MDT