

\$525,000 - 8528 64 Avenue, Edmonton

MLS® #E4456782

\$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 & upgraded blinds. 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. Weeping tile has been installed. 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® # E4456782

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	September 8th, 2025
Days on Market	10
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 September 18th, 2025 at 3:18pm MDT