

\$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

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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

Elementary	Hazeldean School
Middle	McKernan School
High	Allendale School

Additional Information

Date Listed	April 3rd, 2025
Days on Market	23
Zoning	Zone 17

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