

\$499,900 - 8404 64 Avenue, Edmonton

MLS® #E4435687

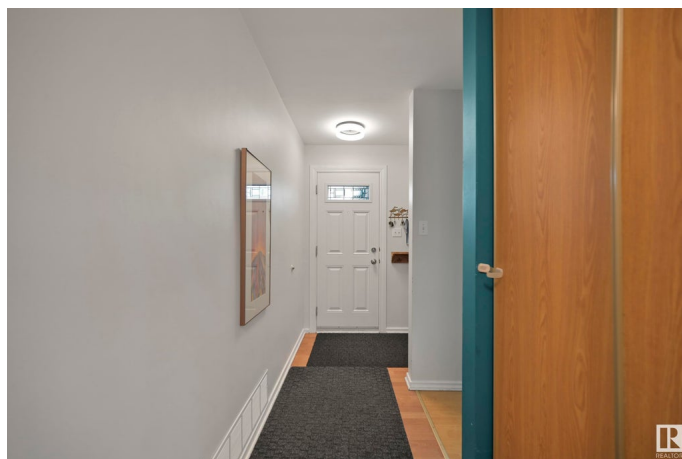
\$499,900

4 Bedroom, 2.00 Bathroom, 940 sqft

Single Family on 0.00 Acres

Argyll, Edmonton, AB

Welcome to this upgraded bungalow in the heart of Argyll, a family-friendly neighbourhood just steps from Mill Creek's off-leash trails and tobogganing fun across the road. Enjoy community gardens, local events, and a 7-minute walk to the LRT for easy downtown access. With charming curb appeal and a striking 8x8 front arch, this home features an updated kitchen with new appliances, a bright dining area with deck access, and a cozy living room. The main floor includes two spacious bedrooms and a renovated 4-piece bath (2023). Downstairs offers a fully finished basement with two more bedrooms, a 3-piece bath, and laundry. The huge backyard is a private oasis with pear and Evan's cherry trees, raspberry bushes, and more. Recent upgrades include a new roof on both the house and garage (2024), a new garage man door (2024), and a newer fence (2023). Move-in ready and full of charm—this home is perfect for families or anyone who loves nature and community.



Built in 1955

Essential Information

MLS® # E4435687

Price \$499,900

Bedrooms 4

| | |
|----------------|------------------------|
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 940 |
| Acres | 0.00 |
| Year Built | 1955 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 8404 64 Avenue |
| Area | Edmonton |
| Subdivision | Argyll |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6E 0H2 |

Amenities

| | |
|----------------|------------------------|
| Amenities | Deck, See Remarks |
| Parking Spaces | 2 |
| Parking | Single Garage Detached |

Interior

| | |
|--------------|--|
| Appliances | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Mantel |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stucco |
| Exterior Features | Back Lane, Corner Lot, Fenced, Fruit Trees/Shrubs, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Ravine View, Schools, Shopping Nearby, See Remarks |
| Roof | Asphalt Shingles |

| | |
|--------------|--------------------|
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

School Information

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

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 9th, 2025 |
| Days on Market | 5 |
| Zoning | Zone 17 |

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Listing information last updated on May 14th, 2025 at 10:47am MDT