

Courtesy Of Mani Bagga and Shivani Bagga Of Royal Lepage Magna

## \$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**

Elementary	Hazeldean School
Middle	McKernan School
High	Allendale School

### **Additional Information**

Date Listed	April 3rd, 2025
Days on Market	3
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 April 6th, 2025 at 4:47am MDT