

\$499,900 - 8404 64 Avenue, Edmonton

MLS® #E4435687

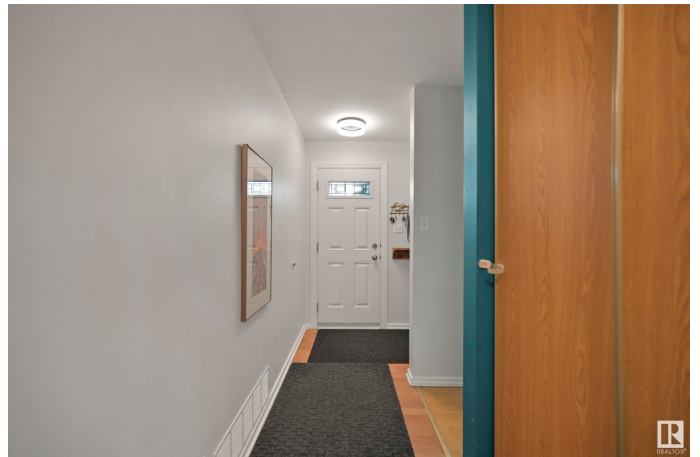
\$499,900

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	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 May 12th, 2025 at 7:17pm MDT