

## \$499,900 - 8404 64 Avenue, Edmonton

MLS® #E4435687

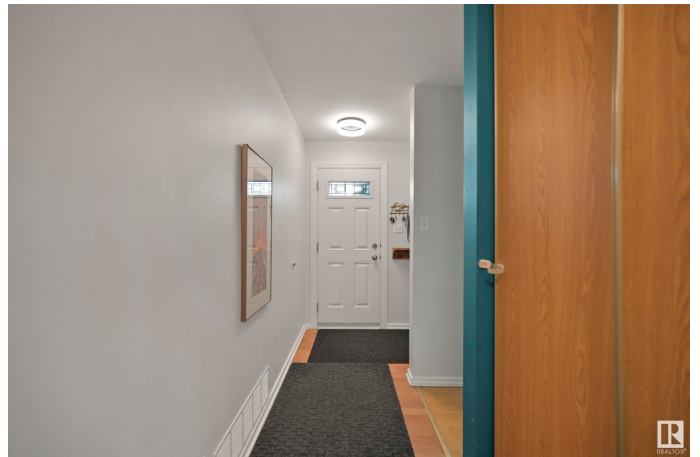
**\$499,900**

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	6
Zoning	Zone 17

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Listing information last updated on May 15th, 2025 at 1:47am MDT