

# \$374,900 - 8516 64 Avenue, Edmonton

MLS® #E4461691

**\$374,900**

3 Bedroom, 2.00 Bathroom, 992 sqft  
Single Family on 0.00 Acres

Argyll, Edmonton, AB

Excellent opportunity, just steps from Mill Creek Ravine, to build some sweat equity or as a redevelopment! This character home features 3 bedrooms, 2 full bathrooms a fully finished basement & single detached garage. Situated on a 49'x110' lot in the highly desirable neighbourhood of Argyll, this property has excellent proximity to some of Edmonton's best schools and is a short drive to the University campus', Whyte Ave and downtown Edmonton! \*Property is being sold "as-is, where-is" with no warranties or representations\*

Built in 1955

## Essential Information

MLS® #	E4461691
Price	\$374,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	992
Acres	0.00
Year Built	1955
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active



## Community Information

Address	8516 64 Avenue
Area	Edmonton
Subdivision	Argyll
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 0M7

## Amenities

Amenities	See Remarks
Parking	Single Garage Detached

## Interior

Appliances	None
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Flat Site, Landscaped, Level Land, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

## School Information

Elementary	Hazeldean
Middle	Allendale
High	Strathcona

## Additional Information

Date Listed	October 10th, 2025
Days on Market	25
Zoning	Zone 17

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