

# \$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 | 16                 |
| 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 October 26th, 2025 at 9:02am MDT