

## \$500,000 - 8536 75 Avenue, Edmonton

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MLS® #E4451933

**\$500,000**

3 Bedroom, 2.00 Bathroom, 1,008 sqft

Single Family on 0.00 Acres

Avonmore, Edmonton, AB

A must-see rare 1970's raised bungalow located less than a block away from Millcreek Ravine! Bright, inviting, over 2000sq feet of finish living space and loaded with upgrades inside and out. The main floor features hardwood flooring, spacious upgraded white kitchen with plenty of cabinets, large living room complete with fireplace, formal dining area, 2 bedrooms, and a full 4-piece bath. The fully finished basement offers great natural light, a 3rd bedroom, updated 3-piece bath, large laundry/utility room, and a walk-in pantry/storage area. Updates include windows, added insulation, new shingles and newer hot water tank. Enjoy the landscaped yard with newer fencing and a heated oversized double garage (28' x 21.5') with attic storage, workbench, shelving, and an extra parking pad for RV or additional vehicles. Amazing location—just one block to Mill Creek Ravine and close to schools, shopping (Bonnie Doon), transit, and the Valley Line LRT. Incredible value in a sought-after community!



Built in 1977

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4451933  |
| Price    | \$500,000 |
| Bedrooms | 3         |

|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,008                  |
| Acres          | 0.00                   |
| Year Built     | 1977                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 8536 75 Avenue |
| Area        | Edmonton       |
| Subdivision | Avonmore       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6C 0H1        |

### Amenities

|                |                                                |
|----------------|------------------------------------------------|
| Amenities      | No Animal Home, No Smoking Home, Vinyl Windows |
| Parking Spaces | 6                                              |
| Parking        | Double Garage Detached, Over Sized             |
| Is Waterfront  | Yes                                            |

### Interior

|              |                                                                                       |
|--------------|---------------------------------------------------------------------------------------|
| Appliances   | Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                             |
| Fireplace    | Yes                                                                                   |
| Fireplaces   | Glass Door                                                                            |
| Stories      | 2                                                                                     |
| Has Basement | Yes                                                                                   |
| Basement     | Full, Finished                                                                        |

### Exterior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                  |
| Exterior Features | Back Lane, Creek, Fenced, Flat Site, Low Maintenance Landscape, Picnic Area, Playground Nearby, Public Swimming Pool, Public |

Transportation, Schools, Shopping Nearby

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### School Information

|            |            |
|------------|------------|
| Elementary | Donnan     |
| Middle     | Kenilworth |
| High       | McNally    |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 13               |
| Zoning         | Zone 17          |

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Listing information last updated on August 21st, 2025 at 1:47pm MDT