

Courtesy Of Tom Sharp Of Logic Realty

## **\$585,000 - 8521 73 Avenue, Edmonton**

MLS® #E4425758

**\$585,000**

5 Bedroom, 2.00 Bathroom, 1,218 sqft  
Single Family on 0.00 Acres

Avonmore, Edmonton, AB

Majestic Mill Creek Ravine and its wonderful network of walking/biking trails are just steps outside your front door. This meticulously maintained bungalow is move in ready. Front and back yard have been lovingly landscaped with trees, shrubs and perennial flowers. The large south facing back yard has a huge deck, heated oversized single car garage and space for RV parking. Electrical has been upgraded, house shingles are 7yrs old, new vinyl flooring and all new windows installed last year. Inside youâ€™ll find 3 bedrooms on the main floor and 2 in the basement. The lovely main floor bathroom has a jet tub and there is a 3 piece bathroom in the basement. This absolutely perfect location has much to offer. It is one block away from an LRT station, 10 min drive to downtown, close to Whyte Ave, University of Alberta and the trendy Ritchie Market.

Built in 1958

### **Essential Information**

MLS® #	E4425758
Price	\$585,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,218
Acres	0.00



Year Built	1958
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	8521 73 Avenue
Area	Edmonton
Subdivision	Avonmore
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 0E3

### **Amenities**

Amenities	No Smoking Home
Parking	Single Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Storage Shed, Stove-Electric, Washer, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Public Transportation, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Donnan
Middle	Kenilworth
High	McNally

### **Additional Information**

Date Listed March 14th, 2025

Days on Market 21

Zoning Zone 17

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