



## 8519 64 Avenue Edmonton AB

\$474,900

Nestled in Argyll, this updated bungalow offers convenience and charm. Enjoy nearby ravine trails, the upcoming LRT at Davies Transit Centre, and local shops and restaurants. With easy access to the U of A, downtown, schools, and more, this home is perfectly located for work and leisure. Inside, 1027 sq ft of living space features stunning maple hardwood, a spacious living room, and a modern kitchen with sleek appliances, granite counters, and mocha cabinetry—all seamlessly flowing into the open living area, ideal for daily living and entertaining. The main floor boasts 3 bedrooms, including a master with his-and-hers closets, and a gorgeous bath. The finished basement adds 962 sq ft, with 2 more bedrooms, a second kitchen, dining, and living space. The laundry and utility room are separate from the basement living area. Outside, the fenced backyard offers apple trees and an oversized double detached garage with alley access—perfect for your next home in this thriving community.

Listing Presented By:



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