



Edmonton

8335 76 AV NW

Avonmore

T6C 0H9

LP:

SP:

\$424,900



Listing ID # E4468242

Building Type Detached Single Family

Style Bungalow

Year Built 1954

Full Baths 2

Half Baths 0

Total Baths 2.0

Tot Flr AG SqFt 872.10

Sold Date

Bedrooms Above 2

Bedrooms Total 4

Basement Full

Basement Dev Fully Finished

Tot Flr AG SqM 81.02

ACTIVE

This charming property offers a nicely sized front entrance leading into an open living space filled with natural light. The updated kitchen features newer cabinetry, appliances, under-cabinet lighting, ample counter space, & a functional layout that opens seamlessly to the eating area & living room. Laminate flooring runs throughout the main level, which also includes 2 comfortable bedrooms & an updated 4pc bathroom. The entire home has been freshly painted, adding to its clean, move-in-ready appeal. The lower level offers its own private exterior entrance, 2 additional bedrooms, an updated kitchen open to a family room, & a 4pc bathroom - ideal for extended family or added flexibility. Exterior improvements include newer siding & attractive ornamental brickwork. The property offers ample parking at the rear, along with an oversized single-car garage. Located just one block from the LRT & close to amenities, this charming home is an excellent opportunity for first-time buyers or investors alike.

Directions

Living Room	4.83x6.12	M	Bedroom 3	3.54x2.67	B	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room			Bedroom 4	3.56x3.19	B	1	4	M	No	Main		
Kitchen	3.72x3.41	M	Second Kitchen	3.54x3.16	B	2	4	B	No	Upper		
Family Room	3.54x2.67	B	Laundry Room	3.55x3.23	B	3				Above Grd		
Den						4				Lower		
Bonus Room						5				Below Grd		
Primary Bedrm	3.45x3.57	M				6				Tot Flr AG	81.02	872.10
Bedroom 2	3.16x3.55	M				7				# Finished	2	

Heat Source Natural Gas

Heat Type Forced Air-1

Foundation Concrete

Roof Type Asphalt Shingles

Exterior Stone, Vinyl

Flooring Laminate Flooring

Features See Remarks

Construction Wood Frame

Basement Full / Fully Finished

Separate Ent Yes

2nd Suite Yes

Garage Suite Permit By Seller No

Garden Suite Permit

Lot Shape Rectangular Front Exposure North

Lot Size SqM 539.97 F x D (m) x

Zoning

Tax Amount \$3,513.19 / 2025

Conform Type

Conform Year

Goods Excl

Goods Incl Dishwasher-Built-In, Dryer, Hood Fan, Microwave Hood Fan, Storage Shed, Washer, Window Coverings, Refrigerators-Two, Stoves-Two

Warranty

Fireplace No

FP Fuel

FP Type

HOA Y/N No

HOA Fee/Schd /

HOA Fee Incls

Site Features Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Parking Single Garage Detached

Road Access Paved

Park Encl/Tot /

Garage Dim

Condo Name	Floor Location	Floor#
Condo Fee	#Floors in Build	Elevator
Fee Includes	Balcony/Terrace	Min Age
	Titled Storage	
	Parking Type	
	Unit Exposure	