

## \$350,000 - 8735 76 Avenue, Edmonton

MLS® #E4431077

### \$350,000

3 Bedroom, 2.00 Bathroom, 867 sqft  
Single Family on 0.00 Acres

Avonmore, Edmonton, AB

Welcome to the charming community of Avonmore! This cute bungalow sits on a fantastic 43.9x130' lot that backs directly onto a playground and is just steps away from the scenic Mill Creek Ravine—an ideal setting for outdoor lovers and families alike. The main floor features beautiful original hardwood floors, two generously sized bedrooms, a spacious living and dining area, a classic 4-piece bath, and a functional galley-style kitchen. Downstairs, you'll find a large rec room, a third bedroom, a den, and a 3-piece bath. Whether you're looking to renovate and make it your own or build new on this prime lot, this property offers endless potential in one of Edmonton's most desirable mature neighborhoods.

Built in 1951

### Essential Information

MLS® #	E4431077
Price	\$350,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	867
Acres	0.00
Year Built	1951



Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	8735 76 Avenue
Area	Edmonton
Subdivision	Avonmore
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 0J4

### **Amenities**

Amenities	See Remarks
Parking	Single Garage Detached

### **Interior**

Appliances	Dryer, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 16th, 2025
Days on Market	8
Zoning	Zone 17

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