

\$500,000 - 8536 75 Avenue, Edmonton

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 4:48pm MDT