

## \$445,000 - 7804 Argyll Road, Edmonton

MLS® #E4445205

**\$445,000**

5 Bedroom, 2.00 Bathroom, 1,111 sqft

Single Family on 0.00 Acres

Avonmore, Edmonton, AB

**\*\*\*Avonmore Gem\*\*\*** This 1111sqft, 5 BEDROOM Bungalow has had many upgrades done such as NEWER KITCHEN, BOTH BATHROOMS, SHINGLES, WINDOWS, CENTRAL AIR CONDITIONING, FURNACE, HOT WATER TANK and more. The main level offers a large living room, dining room, updated kitchen, 3 bedrooms and a full washroom. The basement has 2 more bedrooms, a 3 piece washroom, and large rec room. There are 2 stairwells that access the basement making it a great property for a suite in the future. You get a large lot with a DOUBLE GARAGE and lots of yard space for the kids and pups. Centrally located with great access to Argyll Rd, close to the MillCreek Ravine, LRT, great schools, shopping, transit and ample parks!

Built in 1956

### Essential Information

MLS® #	E4445205
Price	\$445,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,111
Acres	0.00
Year Built	1956



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

### Community Information

Address	7804 Argyll Road
Area	Edmonton
Subdivision	Avonmore
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 4A8

### Amenities

Amenities	Air Conditioner, Vinyl Windows
Parking	Double Garage Detached

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 1st, 2025
Days on Market	3
Zoning	Zone 17

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS

RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 4th, 2025 at 10:03am MDT