

## **\$525,000 - 8407 75 Street, Edmonton**

MLS® #E4445882

**\$525,000**

5 Bedroom, 2.00 Bathroom, 1,600 sqft

Single Family on 0.00 Acres

Kenilworth, Edmonton, AB

A MID CENTURY MODERN gem in Kenilworth! This SPACIOUS 1600 sqft BUNGALOW blends updates with timeless charm. Original WOOD BEAM & soaring ceiling greet you as you step inside. The sizeable front living room offers large windows with adjacent dining area featuring built-in cabinetry. The kitchen boasts UPDATED CABINETS and POTLIGHTING. Relax by the wood-burning fireplace in the family room, with sliding door opening up to a BRAND NEW COMPOSITE DECK. Down the hall, you'll find 3 bedrooms (primary with 2pc ENSUITE) and an updated 4pc bathroom. The mostly finished basement offers 2 more bedrooms, a rec room, unfinished 3rd bath, laundry & ample storage. Extra features: ATTACHED GARAGE /w water/drain, HIGH EFFICIENCY FURNACE, NEWER SHINGLES, SOFFITS & FASCIA, LUXURY VINYL PLANK flooring, newer electrical SUBPANEL, fresh PAINT, updated LIGHT FIXTURES, and side door to the backyard /w alley access. A charming, one-of-a-kind home in a mature area near schools & Whyte Ave + easy access downtown & Sherwood Park FWY

Built in 1965

### **Essential Information**

MLS® #

E4445882



Price	\$525,000
Bedrooms	5
Bathrooms	2.00
Full Baths	1
Half Baths	2
Square Footage	1,600
Acres	0.00
Year Built	1965
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	8407 75 Street
Area	Edmonton
Subdivision	Kenilworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 2H1

### Amenities

Amenities	On Street Parking, Closet Organizers, Deck, No Animal Home, No Smoking Home, Open Beam, Vaulted Ceiling, See Remarks
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### School Information

Elementary	StBrendan/Waverley
Middle	StBrendan/Kenilworth
High	AustinOBrien/McNally

### Additional Information

Date Listed	July 3rd, 2025
Days on Market	5
Zoning	Zone 18

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