

## \$460,000 - 8015 71 Avenue, Edmonton

MLS® #E4451935

**\$460,000**

4 Bedroom, 2.00 Bathroom, 1,108 sqft

Single Family on 0.00 Acres

Avonmore, Edmonton, AB

Your wait for an affordable Avonmore bungalow is over! This charming house was home to its current owners for 30 years. Now it's time for a new family to make it their own. Situated on a quiet street, this home enjoys a lovely south back yard, backing onto city green space. Enjoy gardening in the extra yard space on the attached 2400 sf city easement. The transferable easement lease is just \$475 a year! Inside, you'll love the beautiful hardwood floors and the open plan kitchen, dining and living areas. Upgrades include a new hot water tank (2025), new Bosch dishwasher (2024) and newer high-capacity Maytag washer and dryer (2020). You'll appreciate the cozy gas fireplace next winter and the sauna! Perfect for warming up after cross country skiing! With 3 bedrooms up and a 4th bedroom and a den in the finished basement, there's plenty of room for your family with extra space to work from home! Close to Mill Creek and handy to major south side driving routes and the U of A, you'll love the location!

Built in 1956

### Essential Information

MLS® # E4451935

Price \$460,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,108                  |
| Acres          | 0.00                   |
| Year Built     | 1956                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 8015 71 Avenue |
| Area        | Edmonton       |
| Subdivision | Avonmore       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6C 0B1        |

### Amenities

|                |                                                  |
|----------------|--------------------------------------------------|
| Amenities      | Deck, Greenhouse, No Smoking Home, Vinyl Windows |
| Parking Spaces | 4                                                |
| Parking        | Double Garage Detached                           |

### Interior

|              |                                                                                                                   |
|--------------|-------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                         |
| Fireplace    | Yes                                                                                                               |
| Fireplaces   | Mantel                                                                                                            |
| Stories      | 2                                                                                                                 |
| Has Basement | Yes                                                                                                               |
| Basement     | Full, Finished                                                                                                    |

### Exterior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                  |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                   |
|------------|-------------------|
| Elementary | Avonmore School   |
| Middle     | Kenilworth School |
| High       | McNally School    |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 9                |
| Zoning         | Zone 17          |

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Listing information last updated on August 17th, 2025 at 2:32pm MDT