

## **\$624,900 - 8307 73 Avenue, Edmonton**

MLS® #E4446754

**\$624,900**

4 Bedroom, 2.00 Bathroom, 1,728 sqft

Single Family on 0.00 Acres

Avonmore, Edmonton, AB

Don't let this opportunity pass you by! An incredible architecturally designed home located on a quiet street in Avonmore will be a one-of-a-kind experience when you entertain your family & friends inside & outside. This 1,728 SqFt Bungalow boasts a loft-style 2nd Floor where you will find a large Primary Bedroom & Ensuite. 4 Bedrms/2 Full Bathrms with a Fully Finished Basement & an amazing Heated Double Garage Newly completed in 2015. Numerous Upgrades: Shingles & Windows (2012 range); Hardwood/Carpet/LED Ltg/New Main Bathrm (2025), New Paint/Flat Ceiling. The Main floor begins with a spacious Living Rm w. a Wood-Burning Fireplace. The Kitchen has plenty of cabinets & counterspace & is situated between a Dining area & a massive Family Rm - both with patio doors that lead out onto the huge deck & the South-facing yard. Here you can admire the gorgeous lines of the home. 2 Bedrms & the Main Bathrm complete this floor. The 956 SqFt Bsmt has a Rec Rm; 4th Bedrm & Storage Rm (potential for 5th Bedrm). WOW

Built in 1966

### **Essential Information**

MLS® # E4446754

Price \$624,900



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,728
Acres	0.00
Year Built	1966
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	8307 73 Avenue
Area	Edmonton
Subdivision	Avonmore
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 0E1

### **Amenities**

Amenities	Deck, Vinyl Windows, See Remarks
Parking Spaces	4
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Storage Shed, Stove-Countertop Electric, Washer, Window Coverings, See Remarks, Garage Heater
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Park/Reserve, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 9th, 2025
Days on Market	12
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 21st, 2025 at 4:02am MDT