

Courtesy of Bryan Mundo of Century 21 Masters

## **\$369,900 - 8032 Argyll Road, Edmonton**

MLS® #E4142577

### **\$369,900**

4 Bedroom, 2.00 Bathroom, 1,100 sqft  
Single Family on 0 Acres

Avonmore, Edmonton, AB

Location! Location! Check out this very Big 1,100 sq.ft. Bungalow, w/Side Entrance & Oversized Heated Double Detached garage w/220V Wiring, in the Family Neighborhood of Avonmore! Enjoy all the features this home showcases: Plenty of front street parking, 2 Bdrms up & 2 Bdrms +Den Down, 2 Full Baths, Huge Living Room w/Lrg Bay Windows & lots of Natural Sunlight, laminate & carpet flooring on the main floor, kitchen corian counter tops, Bsmt is Fully Finished w/new vinyl plank floors in the hall and new carpet in bdrms, Full Bath, & Laundry w/ Upgraded Front Loaders. Recent Upgrades: All Upstairs Vinyl Windows (2015), Shingles on Home & Garage (2018), Furnace (2010), Hot Water Tank (2014), Sewer System Upgrade equipped w/Back Flow Valve (2016). Meticulously landscaped front yard, spacious back yard w/movable fence that allow you to park your Recreational Vehicles! Close to schools, parks, & shopping, minutes away from downtown, & donâ€™t forget about the Valley Line LRT..Come see what the fuss is all about!!

Built in 1958

### **Essential Information**

MLS® #	E4142577
Price	\$369,900



Bedrooms	4
Bedrooms Above Grade	2
Bathrooms	2.00
Full Baths	2
Has Ensuite	N
Square Footage	1,100
Acres	0.14
Year Built	1958
Property Type	Single Family
Building Type	Residential Detached Single Family
Style	Bungalow

### Community Information

Address	8032 Argyll Road
Area	Edmonton
Community	Avonmore
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 4B1

### Amenities

Features	Closet Organizers, Deck, Detectors Smoke, Laundry-In-Suite, Parking-Visitor, Vinyl Windows
Exterior Features	Fenced, Landscaped, Park/Reserve, Playground Nearby, Schools, Shopping Nearby, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Low Maintenance Landscape, Paved Lane, Public Transportation
Parking	Double Garage Detached, Over Sized
# Garage Parking Spaces	2

### Interior

Flooring	Carpet, Laminate Flooring, Ceramic Tile
Goods Included	Dishwasher-Built-In, Dryer, Freezer, Garage Control, Refrigerator, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Oven-Built-In, Oven-Microwave, Storage Shed, Stove-Countertop Electric
Heating	Forced Air-1
Has Basement	Yes
Basement	Full, Fully Finished
# of Stories	2

## Exterior

Exterior	Stucco, Brick
Roof	Asphalt Shingles
Construction	Wood Frame
Foundation	Concrete

## School Information

Elementary	<a href="http://www.epsb.ca">www.epsb.ca</a> <a href="http://www.ecsd.net">www.ecsd.net</a>
Middle	<a href="http://www.epsb.ca">www.epsb.ca</a> <a href="http://www.ecsd.net">www.ecsd.net</a>

## Additional Information

Lot Shape	Rectangular
Front Exposure	Southeast

Data is deemed reliable but is not guaranteed accurate by the REALTORS® Association of Edmonton.  
Listing information last updated on June 26th, 2019 at 8:46am CDT