

Courtesy Of Norm Cholak Of RE/MAX River City

\$448,800 - 7612 75 Avenue, Edmonton

MLS® #E4424896

\$448,800

3 Bedroom, 1.50 Bathroom, 1,029 sqft
Single Family on 0.00 Acres

Avonmore, Edmonton, AB

EXCELLENT LOCATION! 1025+ SQFT
Bungalow situated in the Highly Sought After Avonmore neighborhood, on a MASSIVE lot. This well maintained home has been tastefully designed with a flexible layout, currently configured to showcase a lavish Primary Suite but easily convertible to a 3 bedroom floor plan. The residence features loads of updates, including Californian Stucco exterior, Shingles, high-quality Vinyl Windows throughout, modern Furnace (2023), Hot Water Tank, 100 AMP Service, kitchen and main floor bath. The Fully Finished basement with separate entrance features a generous Recreation Room, Bar, bedroom, 2 piece bath, and laundry facilities. The Private Parklike outdoors boasts a fully fenced yard with a thriving vegetable garden, charming patio, a quaint greenhouse, plus a **OVERSIZED DOUBLE DETACHED GARAGE!** This exceptional property is perfectly positioned near schools, scenic parks, trendy shopping destinations, public transportation and **MORE!**

Built in 1955

Essential Information

MLS® #	E4424896
Price	\$448,800
Bedrooms	3



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,029
Acres	0.00
Year Built	1955
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	7612 75 Avenue
Area	Edmonton
Subdivision	Avonmore
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 0G3

Amenities

Amenities	Bar, No Smoking Home, Patio, Vinyl Windows
Parking	Double Garage Detached, Over Sized

Interior

Appliances	Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Oven-Microwave, Washer, Window Coverings, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Vegetable Garden
Roof	Asphalt Shingles
Construction	Wood, Stucco

Foundation Concrete Perimeter

School Information

Elementary Avonmore School

Middle Kenilworth School

High McNally School

Additional Information

Date Listed March 10th, 2025

Days on Market 4

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 March 14th, 2025 at 12:32am MDT