

\$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	8
Zoning	Zone 17

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