

## \$575,000 - 7405 87 Avenue, Edmonton

MLS® #E4450446

**\$575,000**

3 Bedroom, 2.00 Bathroom, 1,337 sqft

Single Family on 0.00 Acres

Kenilworth, Edmonton, AB

This custom-built bungalow, meticulously maintained and facing a scenic park, exemplifies thoughtful design and attention to detail. This immaculate 3-bedroom residence has been adapted to feature 2 bedrooms plus a den, with the flexibility to revert to its original configuration. Highlighting gleaming hardwood flooring and upgraded triple-pane windows, the home includes a formal dining room with built-in cabinetry and an inviting eat-in kitchen. Built by a master carpenter, the home features high quality wood cabinetry with plenty of built in storage throughout. The fully developed basement offers a spacious family room, an office, an additional bedroom, and a second bathroom, and ample storage. 1 1/2 inch insulation has been added to the exterior walls (except brick) for efficiency. New gutters & leaf gaurd have also been added. The beautifully landscaped backyard includes a double car garage equipped with 220 wiring. Conveniently located near all amenities, this property is a true gem!

Built in 1963

### Essential Information

MLS® # E4450446

Price \$575,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,337                  |
| Acres          | 0.00                   |
| Year Built     | 1963                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 7405 87 Avenue |
| Area        | Edmonton       |
| Subdivision | Kenilworth     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6B 0L8        |

### Amenities

|                |                                                |
|----------------|------------------------------------------------|
| Amenities      | No Animal Home, No Smoking Home, Vinyl Windows |
| Parking Spaces | 4                                              |
| Parking        | Double Garage Detached, Heated                 |

### Interior

|              |                                                                                                                                                                                               |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Fan-Ceiling, Freezer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Stove-Induction |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                                                     |
| Stories      | 2                                                                                                                                                                                             |
| Has Basement | Yes                                                                                                                                                                                           |
| Basement     | Full, Finished                                                                                                                                                                                |

### Exterior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                                                    |
| Exterior Features | Back Lane, Cul-De-Sac, Fenced, Landscaped, Paved Lane, Public Transportation, Ravine View, Schools, Shopping Nearby, Vegetable Garden |
| Roof              | Asphalt Shingles                                                                                                                      |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                         |
|------------|-------------------------|
| Elementary | Waverley, St. Brendan   |
| Middle     | Kenilworth, St. Brendan |
| High       | McNally, Austin O'Brien |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 1               |
| Zoning         | Zone 18         |

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Listing information last updated on August 1st, 2025 at 7:47pm MDT