

## \$549,900 - 7531 76 Avenue, Edmonton

MLS® #E4451664

**\$549,900**

4 Bedroom, 2.00 Bathroom, 924 sqft

Single Family on 0.00 Acres

Avonmore, Edmonton, AB

In sought-after Avonmore, this fully renovated 3+1 -bedroom bungalow with LEGAL secondary suite offers style, comfort & cashflow potential! Turn-key for homeowners or investors. Main floor features a professionally designed kitchen that is the true heart of the home with gas stove/double oven (air fryer), wine fridge, 4-door fridge, panelled dishwasher, hidden toe-kick vents & custom storage. Open living/dining with built-ins, premium 15mm laminate w/cork underlay, new closet organizers, upgraded doors & stunning primary feature wall. Lower level has a legal suite with separate heating, kitchen (dishwasher), steam washer/dryer & soundproofing. Upgrades: new roof (house/garage), electrical service/panel/mast, hot water tank, attic insulation & more. Heated oversized double-car garage with workshop potential, mature apple tree & prime location near Ritchie Market, Whyte Ave, LRT, schools & shopping. Perfect primary home with mortgage helper or solid investment!

Built in 1955

### Essential Information

MLS® # E4451664

Price \$549,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 924                    |
| Acres          | 0.00                   |
| Year Built     | 1955                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 7531 76 Avenue |
| Area        | Edmonton       |
| Subdivision | Avonmore       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6C 0H3        |

### **Amenities**

|           |                                                     |
|-----------|-----------------------------------------------------|
| Amenities | Closet Organizers, Detectors Smoke, No Smoking Home |
| Parking   | Double Garage Detached, Heated, Over Sized          |

### **Interior**

|              |                                                                                                                                                                  |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dryer, Garage Opener, Hood Fan, Microwave Hood Fan, Washer, Window Coverings, Wine/Beverage Cooler, Refrigerators-Two, Stoves-Two, Dishwasher-Two, Garage Heater |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                        |
| Stories      | 2                                                                                                                                                                |
| Has Suite    | Yes                                                                                                                                                              |
| Has Basement | Yes                                                                                                                                                              |
| Basement     | Full, Finished                                                                                                                                                   |

### **Exterior**

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                    |
| Exterior Features | Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                                                                                               |
| Construction      | Wood, Vinyl                                                                                                                    |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 7th, 2025

Days on Market                18

Zoning                              Zone 17

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Listing information last updated on August 25th, 2025 at 3:47am MDT