

Courtesy Of Heather Quist Of 2% Realty Pro

## \$849,998 - 8531 76 Avenue, Edmonton

MLS® #E4453397

**\$849,998**

4 Bedroom, 3.50 Bathroom, 2,011 sqft

Single Family on 0.00 Acres

Avonmore, Edmonton, AB

Discover this beautifully upgraded 3+2 bedroom, 3.5 bath, 2,010 sq. ft. home in central Avonmore—steps from Mill Creek Ravine, Ritchie Market, the LRT, top schools, and more. A perfect blend of modern comfort and income potential. The open-concept main floor features hardwood floors, a sleek gas fireplace with custom built-ins, chef's kitchen with gas range, custom dining bench, and dedicated office. Upstairs, the primary suite offers a walk-in closet, steam shower, and heated floors—also in the second upper bath. The fully legal 2-bedroom basement suite has a private entrance and its own furnace—ideal for rental income, guests, or a nanny. Upgrades include central A/C, 9.1 kW solar system, epoxy garage floors, permanent holiday lights, and a low-maintenance yard with turf, patio, and pergola. Bonus features: luxury Toto robo-toilet, Samsung Frame TV, window coverings, and a garage golf simulator (launch monitor negotiable—and yes, you can still park in the garage!). A turnkey gem, don't miss this one!

Built in 2014

### Essential Information

MLS® # E4453397

Price \$849,998



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,011                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 8531 76 Avenue |
| Area        | Edmonton       |
| Subdivision | Avonmore       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6C 0J2        |

### Amenities

|           |                                                                                              |
|-----------|----------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Hot Water Natural Gas, Patio, Natural Gas BBQ Hookup, Solar Equipment |
| Parking   | Double Garage Detached, Rear Drive Access                                                    |

### Interior

|                   |                                                                                                                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                               |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Oven-Built-In, Oven-Microwave, Stove-Countertop Gas, Stove-Electric, Window Coverings, Dryer-Two, Refrigerators-Two, Washers-Two |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                                                                                            |
| Fireplaces        | See Remarks                                                                                                                                                                                                    |
| Stories           | 3                                                                                                                                                                                                              |
| Has Suite         | Yes                                                                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                                                                            |
| Basement          | Full, Finished                                                                                                                                                                                                 |

**Exterior**

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                |
| Exterior Features | Back Lane, Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                                                                            |
| Construction      | Wood, Stucco                                                                                                |
| Foundation        | Concrete Perimeter                                                                                          |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 16th, 2025 |
| Days on Market | 8                 |
| Zoning         | Zone 17           |

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Listing information last updated on August 24th, 2025 at 10:47am MDT