

## \$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	2
Zoning	Zone 18

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