

\$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	4
Zoning	Zone 18

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