

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	4
Zoning	Zone 17

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 20th, 2025 at 3:47pm MDT