

Courtesy Of Norm Cholak Of RE/MAX River City

\$448,800 - 7612 75 Avenue, Edmonton

MLS® #E4424896

\$448,800

3 Bedroom, 1.50 Bathroom, 1,029 sqft
Single Family on 0.00 Acres

Avonmore, Edmonton, AB

EXCELLENT LOCATION! 1025+ SQFT
Bungalow situated in the Highly Sought After Avonmore neighborhood, on a MASSIVE lot. This well maintained home has been tastefully designed with a flexible layout, currently configured to showcase a lavish Primary Suite but easily convertible to a 3 bedroom floor plan. The residence features loads of updates, including Californian Stucco exterior, Shingles, high-quality Vinyl Windows throughout, modern Furnace (2023), Hot Water Tank, 100 AMP Service, kitchen and main floor bath. The Fully Finished basement with separate entrance features a generous Recreation Room, Bar, bedroom, 2 piece bath, and laundry facilities. The Private Parklike outdoors boasts a fully fenced yard with a thriving vegetable garden, charming patio, a quaint greenhouse, plus a **OVERSIZED DOUBLE DETACHED GARAGE!** This exceptional property is perfectly positioned near schools, scenic parks, trendy shopping destinations, public transportation and **MORE!**

Built in 1955

Essential Information

| | |
|----------|-----------|
| MLS® # | E4424896 |
| Price | \$448,800 |
| Bedrooms | 3 |



| | |
|----------------|------------------------|
| Bathrooms | 1.50 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,029 |
| Acres | 0.00 |
| Year Built | 1955 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 7612 75 Avenue |
| Area | Edmonton |
| Subdivision | Avonmore |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6C 0G3 |

Amenities

| | |
|-----------|--|
| Amenities | Bar, No Smoking Home, Patio, Vinyl Windows |
| Parking | Double Garage Detached, Over Sized |

Interior

| | |
|--------------|---|
| Appliances | Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Oven-Microwave, Washer, Window Coverings, Refrigerators-Two, Stoves-Two |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stucco |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Vegetable Garden |
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco |

Foundation Concrete Perimeter

School Information

Elementary Avonmore School

Middle Kenilworth School

High McNally School

Additional Information

Date Listed March 10th, 2025

Days on Market 4

Zoning Zone 17

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Listing information last updated on March 14th, 2025 at 7:32am MDT