

## \$425,000 - N/A, Edmonton

MLS® #E4437673

**\$425,000**

3 Bedroom, 2.00 Bathroom, 1,065 sqft

Single Family on 0.00 Acres

Argyll, Edmonton, AB

**CORNER LOT! CORNER LOT! CORNER LOT!** Well maintained mature home in a mature neighborhood of Argyle with **EASY ACCESS** to all parts of the city. Minutes from downtown, Yellowhead, Anthony Henday, Whitemud Drive, east, south, and north! This home has 3 bedrooms on the main floor along with a sizeable kitchen, dining area, and living room. A regular full bathroom and an ensuite full bathroom. Hardwood, laminate, and linoleum flooring throughout the home. **BIG LOT**. Sizeable yard. **DOUBLE DETACHED GARAGE**.

Built in 1955

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4437673               |
| Price          | \$425,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,065                  |
| Acres          | 0.00                   |
| Year Built     | 1955                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |



## Community Information

|             |          |
|-------------|----------|
| Address     | N/A      |
| Area        | Edmonton |
| Subdivision | Argyll   |
| City        | Edmonton |
| County      | ALBERTA  |
| Province    | AB       |
| Postal Code | T6E 2Y5  |

## Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Patio                  |
| Parking   | Double Garage Detached |

## Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 1                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

## Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | Corner Lot         |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 21st, 2025 |
| Days on Market | 2              |
| Zoning         | Zone 17        |

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