# \$375,000 - 8503 69 Street, Edmonton

MLS® #E4430850

#### \$375,000

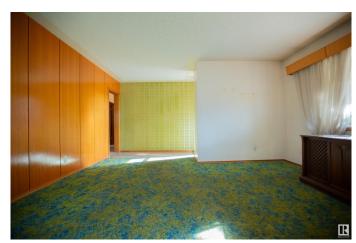
4 Bedroom, 1.50 Bathroom, 1,087 sqft Single Family on 0.00 Acres

Kenilworth, Edmonton, AB

50'x120' lot on a low traffic, quiet street in desirable Kenilworth. This 1087 sq.ft. home with classic L-shaped living room/dining room has been in the family since 1962. The kitchen window overlooking the backyard allows you to keep an eye on 2 legged and 4 legged family members. The chain link fencing means not having to maintain a wooden fence and the house shingles appear to be in good condition. 3 bedrooms up, and 1 down (with hopper style window that exceeds egress requirements) provide room for a family to grow. This dated home may appeal to builders, flippers...or buyers wishing to build equity by upgrading as their time and budget allows all while enjoying what this neighbourhood has to offer....Waverley Elementary School, Kenilworth Junior High, École Sainte-Jeanne-d'Arc K-6, three playgrounds in walking distance, Figure 8 Skating Club at Kenilworth Arena, and quick easy access to downtown. The Bonnie Doon LRT transit station is minutes away. Great access to major traffic routes.







Built in 1962

# **Essential Information**

MLS® # E4430850 Price \$375,000 Bedrooms 4

Bathrooms 1.50

Full Baths 1

Half Baths 1

Square Footage 1,087

Acres 0.00

Year Built 1962

Type Single Family

Sub-Type Detached Single Family

Style Bungalow

Status Active

# **Community Information**

Address 8503 69 Street

Area Edmonton
Subdivision Kenilworth
City Edmonton
County ALBERTA

Province AB

Postal Code T6B 1V5

#### **Amenities**

Amenities Infill Property

Parking Single Garage Detached

#### Interior

Appliances Dryer, Freezer, Oven-Built-In, Refrigerator, Stove-Countertop Electric,

Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Stucco

Exterior Features Back Lane, Fenced, Park/Reserve, Playground Nearby, Public

Transportation, Schools, Subdividable Lot

Lot Description 50'x120'

Roof Asphalt Shingles

Construction Wood, Stucco

Foundation Concrete Perimeter

## **School Information**

Elementary Waverley
Middle Kenilworth
High McNally

## **Additional Information**

Date Listed April 14th, 2025

Days on Market 5

Zoning Zone 18

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Listing information last updated on April 19th, 2025 at 6:32pm MDT