



GRASSROOTS

REALTY GROUP

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**7715 73 Avenue NW
Edmonton, Alberta**

MLS # A2302958



\$529,900

| | | | |
|------------------|------------------------|---------------|-------------------|
| Division: | Avonmore | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,020 sq.ft. | Age: | 1955 (71 yrs old) |
| Beds: | 5 | Baths: | 2 |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.15 Acre | | |
| Lot Feat: | Back Yard, Treed | | |

| | | | |
|--------------------|-------------------------------|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Concrete, Vinyl Siding | Zoning: | RS |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Dry Bar, See Remarks, Storage | | |

Inclusions: Window coverings, Cabinet in laundry room

Welcome to this beautifully renovated bungalow, ideally situated in the highly sought-after community of Avonmore - just a short walk to the LRT station for easy commuting. The main floor features three bedrooms, a full bathroom, a cozy living area with a large window that fills the space with natural light, and a gas fireplace for added warmth and charm. The kitchen boasts stainless steel appliances and a convenient dining area, with patio doors leading out to a stunning, newly constructed multi-level cedar deck — perfect for outdoor entertaining. Step outside to a generous backyard, offering plenty of space for kids to play, gardening, or relaxing evenings around a firepit. The property also includes a double detached garage, providing ample parking and additional storage. The fully finished basement offers even more living space, including two additional bedrooms, a second full bathroom, a laundry room, and a spacious family room. Additional features include central air conditioning to keep you cool in the summer, a built-in humidifier with an APCO UVC light system for enhanced indoor air quality, and numerous updates throughout. This move-in-ready home combines comfort, style, and functionality in one of the city's most desirable neighborhoods. Don't miss your chance to make it yours!