



Edmonton

8407 75 ST NW

Kenilworth

T6C 2H1

LP:

SP:

\$525,000

M

Listing ID #

E4445882

Building Type

Detached Single Family

Style

Bungalow

Year Built

1965

Full Baths

1

Half Baths

2

Total Baths

1.2

Tot Flr AG SqFt

1,600.18

Sold Date

Bedrooms Above

Bedrooms Total

Basement

Basement Dev

Tot Flr AG SqM

3

5

Full

Partly Finished

148.66

ACTIVE

[URL-Virtual Tour](#) [URL-Brochure](#)

A MID CENTURY MODERN gem in Kenilworth! This SPACIOUS 1600 sqft BUNGALOW blends updates with timeless charm. Original WOOD BEAM & soaring ceiling greet you as you step inside. The sizeable front living room offers large windows with adjacent dining area featuring built-in cabinetry. The kitchen boasts UPDATED CABINETS and POTLIGHTING. Relax by the wood-burning fireplace in the family room, with sliding door opening up to a BRAND NEW COMPOSITE DECK. Down the hall, you'll find 3 bedrooms (primary with 2pc ENSUITE) and an updated 4pc bathroom. The mostly finished basement offers 2 more bedrooms, a rec room, unfinished 3rd bath, laundry & ample storage. Extra features: ATTACHED GARAGE /w water/drain, HIGH EFFICIENCY FURNACE, NEWER SHINGLES, SOFFITS & FASCIA, LUXURY VINYL PLANK flooring, newer electrical SUBPANEL, fresh PAINT, updated LIGHT FIXTURES, and side door to the backyard /w alley access. A charming, one-of-a-kind home in a mature area near schools & Whyte Ave + easy access downtown & Sherwood Park FWY

Directions

Living Room	5.93x4.22	M	Bedroom 3	3.52x3.23	M	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	3.48x2.82	M	Bedroom 4	2.55x3.45	B	1	2	M	Yes	Main		
Kitchen	3.04x3.58	M	Bedroom	3.56x2.97	B	2	4	M	No	Upper		
Family Room	4.10x6.50	M				3	2	B	No	Above Grd		
Den						4				Lower		
Bonus Room						5				Below Grd		
Primary Bedrm	3.51x3.66	M				6				Tot Flr AG	148.66	1,600.18
Bedroom 2	3.04x2.69	M				7				# Finished	1	

**Heat Source** Natural Gas  
**Heat Type** Forced Air-1  
**Foundation** Concrete  
**Roof Type** Asphalt Shingles  
**Exterior** Brick, Stucco, Wood  
**Flooring** Carpet, Vinyl Plank  
**Features** On Street Parking, Closet Organizers, Deck, No Animal Home, No Smoking Home, Open Beam, Vaulted Ceiling, See Remarks

**Goods Incl** Dishwasher-Built-In, Dryer, Fan-Ceiling, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Curtains and Blinds

**Site Features** Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks

**Parking** Single Garage Attached

**Construction** Wood Frame  
**Basement** Full / Partly Finished  
**Separate Ent** No  
**2nd Suite** No  
**Garage Suite** No  
**Garden Suite** No  
**Lot Shape** Rectangular  
**Lot Size SqM** 557.15  
**Zoning**  
**Tax Amount** \$3,632.03 / 2024  
**Conform Type** Phone List Associate/Broker  
**Conform Year**  
**Goods Excl**

**Warranty** None  
**Fireplace** Yes  
**FP Fuel** Wood  
**FP Type** Stone Facing  
**HOA Y/N** No  
**HOA Fee/Schd** /  
**HOA Fee Incls**

**Road Access** Paved **Park Encl/Tot** 1 / **Garage Dim** 15.1x21.4ft

Condo Name		Floor Location	Floor#
Condo Fee	Fee Schedule	#Floors in Build	Elevator
Fee Includes		Balcony/Terrace	Min Age
		Titled Storage	
		Parking Type	
		Unit Exposure	