

## \$579,900 - 6707 85 Street, Edmonton

MLS® #E4431385

**\$579,900**

4 Bedroom, 2.00 Bathroom, 941 sqft

Single Family on 0.00 Acres

Argyll, Edmonton, AB

Welcome to this beautiful well kept bungalow just one block from Mill Creek Ravine Off-Leash Park. This home features many upgraded items that you may not notice at first glance. The Main Floor features Hardwood Flooring, an upgraded kitchen, two bedrooms and an upgraded bathroom. The roof was redone (2015). The renovated basement features two more additional bedrooms, a renovated bathroom with heated floors. The Basement Windows were redone, Weeping Tile, Foundation Membrane and a Sump Pump have been added. HWT was done (2021). Newer Steps and Sidewalks. The Garage Door on the Single Detached Garage was replaced. Gorgeous Backyard just steps away from the ravine, and tucked away on a cozy quiet street in Argyll, these homes are a rare find!

Built in 1955

### Essential Information

MLS® #	E4431385
Price	\$579,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	941
Acres	0.00
Year Built	1955



Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	6707 85 Street
Area	Edmonton
Subdivision	Argyll
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 2X1

### **Amenities**

Amenities	Hot Water Natural Gas
Parking Spaces	3
Parking	Single Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Mill Creek
Middle	King Edward
High	Vimy Ridge

**Additional Information**

Date Listed            April 17th, 2025  
Days on Market      15  
Zoning                Zone 17

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