

## \$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	9
Zoning	Zone 18

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Listing information last updated on April 23rd, 2025 at 12:17am MDT