

## \$809,900 - 8533 76 Avenue, Edmonton

MLS® #E4445569

**\$809,900**

6 Bedroom, 3.50 Bathroom, 2,009 sqft

Single Family on 0.00 Acres

Avonmore, Edmonton, AB

A TRUE GEM IN AVONMORE! This STUNNING HOME showcases high-end finishings throughout, including rich HARDWOOD FLOORS, built-in SHELIVING & DESKS, designer lighting, and CENTRAL A/C. The open-concept main floor features a chef's kitchen with quartz counters, built-in appliances, a large island, and walk-in pantry—plus a dedicated MAIN FLOOR BEDROOM or OFFICE, perfect for working from home. Upstairs boasts 3 spacious bedrooms including a LUXURIOUS PRIMARY SUITE with walk-in closet and an ELEGANT ENSUITE featuring a relaxing STEAM SHOWER. The LEGAL 2 BEDROOM BASEMENT SUITE has its own entrance, kitchen, laundry, and premium touches—ideal for added income or extended family. Enjoy the outdoors with a landscaped yard, HEATED and INSULATED DOUBLE GARAGE, and a composite DECK complete with DOUBLE POWERED AWNING & SUN SHADE. Nestled just steps from Bonnie Doon Mall, schools, parks, and LRT, this home offers unbeatable access in a vibrant central neighbourhood that blends lifestyle and value!

Built in 2016

### Essential Information

MLS® #

E4445569



Price	\$809,900
Bedrooms	6
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,009
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	8533 76 Avenue
Area	Edmonton
Subdivision	Avonmore
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 0J2

### Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Closet Organizers, Deck, Detectors Smoke, See Remarks
Parking	220 Volt Wiring, Double Garage Detached, Heated, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Hood Fan, Microwave Hood Fan, Oven-Built-In, Oven-Microwave, Stove-Countertop Gas, Stove-Electric, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

**Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 3rd, 2025
Days on Market	3
Zoning	Zone 17

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 6th, 2025 at 5:17pm MDT