

## \$489,900 - 8736 66 Avenue, Edmonton

MLS® #E4461235

**\$489,900**

4 Bedroom, 2.00 Bathroom, 1,222 sqft

Single Family on 0.00 Acres

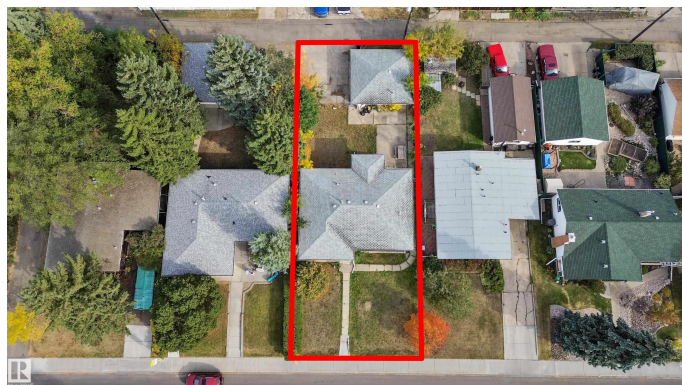
Argyll, Edmonton, AB

Fantastic Argyle location! Developers, builders, and investors â€” take notice of this excellent potential infill property. This 3-bedroom home with 4-piece bath on the main floor and a 2-bedroom in-law suite in the basement makes a great rental or redevelopment site. Comes with plans and drawings for 7 units. Close to parks, schools, public transportation, and other new developments in the area. Whether you are planning to develop or rent out until ready to build, this is the right location for you! Close to 6,000 sq. ft. lot size.

Built in 1958

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4461235               |
| Price          | \$489,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,222                  |
| Acres          | 0.00                   |
| Year Built     | 1958                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |



## Community Information

|             |                |
|-------------|----------------|
| Address     | 8736 66 Avenue |
| Area        | Edmonton       |
| Subdivision | Argyll         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6E 0L3        |

## Amenities

|                |                              |
|----------------|------------------------------|
| Amenities      | Detectors Smoke, See Remarks |
| Parking Spaces | 2                            |
| Parking        | Double Garage Detached       |

## Interior

|              |                               |
|--------------|-------------------------------|
| Appliances   | Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-1, Natural Gas     |
| Stories      | 2                             |
| Has Basement | Yes                           |
| Basement     | Full, Finished                |

## Exterior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                                                      |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, See Remarks |
| Roof              | Asphalt Shingles                                                                                         |
| Construction      | Wood, Brick, Stucco                                                                                      |
| Foundation        | Concrete Perimeter                                                                                       |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 7th, 2025 |
| Days on Market | 11                |
| Zoning         | Zone 17           |

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Listing information last updated on October 18th, 2025 at 12:32am MDT