

## \$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 | 4                |
| Zoning         | Zone 18          |

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Listing information last updated on April 18th, 2025 at 8:02pm MDT