

## \$449,800 - 17719 84 Avenue, Edmonton

MLS® #E4465906

**\$449,800**

4 Bedroom, 2.50 Bathroom, 1,220 sqft

Single Family on 0.00 Acres

Thornccliffe (Edmonton), Edmonton, AB

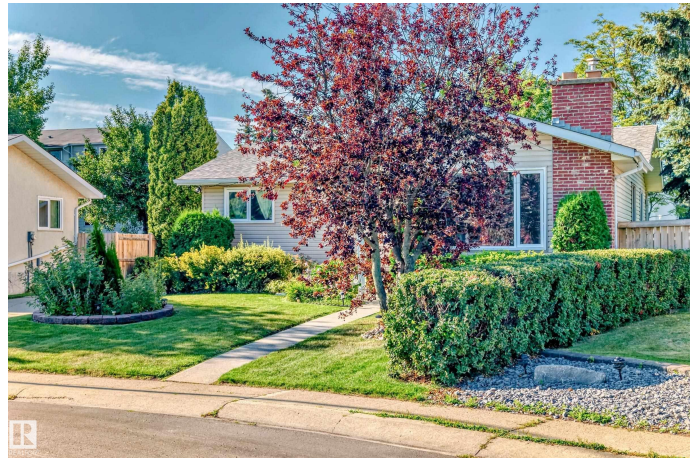
Location Location !!! Excellent Bungalow, a quick few minutes walk to West Edmonton Mall and The Misericordia Hospital. Perfect for buyer working at either ... A Fully Developed Basement with Second Kitchen in Basement, plus third washroom, flex-multi use-rooms, bedroom(s) option is fantastic for all types of lifestyles. Furthermore A Large Double Detached Oversized Garage makes perfection for families, extended families, car enthusiast-mechanic, also works great for all types of hobbyist needs... This Home has had dollars invested re mechanical updates such as newer shingles, windows, insulated exterior siding, furnace & Air Conditioning. The main floor has a super cozy heart warming home feel with the fireplace creating magic ambience. Formal dining room, eat in kitchen all with large windows provides a great amount of natural light brightness throughout the main floor. Three bedrooms up with primary having an ensuite makes for over 1200 sq ft living on main floor. A Beautiful Back Yard Patio Must Be Seen

Built in 1973

### Essential Information

MLS® # E4465906

Price \$449,800



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,220                  |
| Acres          | 0.00                   |
| Year Built     | 1973                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 17719 84 Avenue        |
| Area        | Edmonton               |
| Subdivision | Thorncliffe (Edmonton) |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T5T 0N5                |

### Amenities

|                |                                                                                                                                           |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Detectors Smoke, Exercise Room, No Animal Home, No Smoking Home, Patio, Vinyl Windows, See Remarks |
| Parking Spaces | 5                                                                                                                                         |
| Parking        | Double Garage Detached                                                                                                                    |

### Interior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                           |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Washer, Refrigerators-Two, Stoves-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                  |
| Fireplace         | Yes                                                                                                                        |
| Fireplaces        | Insert, Mantel                                                                                                             |
| Stories           | 2                                                                                                                          |
| Has Basement      | Yes                                                                                                                        |
| Basement          | Full, Finished                                                                                                             |

### Exterior

|                   |                                                                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                                            |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Landscaped, No Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Treed Lot, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                                       |
| Construction      | Wood, Vinyl                                                                                                                                                            |
| Foundation        | Concrete Perimeter                                                                                                                                                     |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 15th, 2025 |
| Days on Market | 1                   |
| Zoning         | Zone 20             |

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Listing information last updated on November 16th, 2025 at 6:47am MST