

# \$669,000 - 8419 64 Avenue, Edmonton

MLS® #E4463095

**\$669,000**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

Argyll, Edmonton, AB

Incredible redevelopment opportunity on this spacious 5,661 sq ft corner lot (51.8 ft x 109.9 ft). This prime corner lot offers excellent design flexibility and enhanced street presence, perfect for maximizing rental potential and curb appeal. Ideally located less than a 10-minute walk to the new Avonmore LRT stop, making transit access a breeze. Enjoy being steps from the Mill Creek Ravine walking trails, Velodrome, BMX park, and expansive park spaces, all while being just minutes from the University of Alberta, Whitemud Freeway, Whyte Avenue, Calgary Trail, and other key city destinations. Build ready. Prime location. Exceptional potential. Donâ€™t miss this one!



## Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | E4463095        |
| Price     | \$669,000       |
| Bathrooms | 0.00            |
| Acres     | 0.00            |
| Type      | Single Family   |
| Sub-Type  | Vacant Lot/Land |
| Status    | Active          |

## Community Information

|         |                |
|---------|----------------|
| Address | 8419 64 Avenue |
| Area    | Edmonton       |

|             |          |
|-------------|----------|
| Subdivision | Argyll   |
| City        | Edmonton |
| County      | ALBERTA  |
| Province    | AB       |
| Postal Code | T6E 0H1  |

## Exterior

Exterior Features    Back Lane, Corner Lot, Picnic Area, Playground Nearby

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 22nd, 2025 |
| Days on Market | 8                  |
| 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 October 30th, 2025 at 8:47pm MDT