

\$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	12
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 November 2nd, 2025 at 8:32pm MST