

## \$424,800 - 8316 68a Street, Edmonton

MLS® #E4427162

**\$424,800**

5 Bedroom, 2.00 Bathroom, 1,217 sqft  
Single Family on 0.00 Acres

Kenilworth, Edmonton, AB

Same owner for 59+ years on this Kenilworth gem located in the heart of the community. This 3+2 bedroom, 2 bath home has been lovingly maintained by the long term owners. The home offers a large living room overlooking the school grounds, a huge country style kitchen with solid oak cabinets, dinette & large dining room or family room. There are 3 era sized & decorated bedrooms on the main floor along with an updated 4 piece bath. The lower level is fully developed but dated with 2 bedrooms, informal 3 piece bath & a storage room. The home sits on a 50'x122' lot that is fully fenced & landscaped. There is also a oversized double detached garage that is in good condition. Several updates including shingles, furnace, some siding & windows, HWT, electrical panel, sidewalks, fence, garage door, electrical panel & more! Ideal location, walking distance to several schools, playgrounds, spray park, public transportation & shopping. Ideal opportunity to live in a great community in central south Edmonton.

Built in 1964

### Essential Information

MLS® #	E4427162
Price	\$424,800



Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,217
Acres	0.00
Year Built	1964
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	8316 68a Street
Area	Edmonton
Subdivision	Kenilworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6B 1T3

### **Amenities**

Amenities	No Smoking Home
Parking Spaces	4
Parking	Double Garage Detached, Over Sized

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Metal, Stucco, Vinyl
Exterior Features	Fenced, Flat Site, Fruit Trees/Shrubs, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Metal, Stucco, Vinyl

Foundation Concrete Perimeter

### **School Information**

Elementary Waverley, St. Brendan  
Middle Kenilworth, St. Brendan  
High McNally, Austin O'Brien

### **Additional Information**

Date Listed March 24th, 2025  
Days on Market 9  
Zoning Zone 18

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