

## \$478,800 - 8613 29 Avenue, Edmonton

MLS® #E4440335

**\$478,800**

4 Bedroom, 2.50 Bathroom, 1,254 sqft

Single Family on 0.00 Acres

Tipaskan, Edmonton, AB

IMMACULATE CONDITION! BEAUTIFULLY RENOVATED! 3+1 bedroom, 2.5 bath Bungalow on a PIE LOT located in a quiet cul de sac in the Tipaskan Neighborhood. This 1250+ SQFT home features CENTRAL AIR CONDITIONING, a stylish kitchen with Two-Tone cabinets, Stainless Steel appliances, accompanied by a moveable island. The main floor boasts a dining area, living room with gas fireplace, 4 piece bath, and 3 bedrooms including a 2 piece ensuite in the Primary Suite. The basement showcases a coxy recreation room with 2nd Gas Fireplace, generously sized bedroom, modern 4 piece bath, laundry, and storage. Enjoy the fully fenced, sun filled east-facing backyard with a Heated Double Detached Garage and RV Parking. Upgrades through the years include kitchen, bathrooms, laminate flooring, furnace, hot water tank, lighting, windows, shingles, and more. Conveniently located near schools, shopping, and public transportation. Must See!

Built in 1978

### Essential Information

MLS® #	E4440335
Price	\$478,800
Bedrooms	4
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,254
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	8613 29 Avenue
Area	Edmonton
Subdivision	Tipaskan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6K 2X5

### Amenities

Amenities	Air Conditioner, Patio
Parking	Double Garage Detached, Heated

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Public Swimming Pool, Public

	Transportation, Schools, Sho
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Tipaskan School
Middle	Edith Rogers School
High	J Percy Page School



### Additional Information

Date Listed	June 4th, 2025
Days on Market	12
Zoning	Zone 29

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 June 16th, 2025 at 6:47pm MDT