

## \$499,900 - 8511 24 Avenue, Edmonton

MLS® #E4453221

**\$499,900**

4 Bedroom, 2.00 Bathroom, 2,102 sqft

Single Family on 0.00 Acres

Meyonohk, Edmonton, AB

Welcome to this beautifully updated 4-level split in the family-friendly community of Meyonohk! With over 2,100 sqft of living space on a massive 1,244m<sup>2</sup> pie-shaped lot, this home offers room to grow. The main floor features a spacious primary bedroom with a full bath, while upstairs you'll find two generous bedrooms—one with a walk-in closet and private sink. A fourth bedroom is located in the basement. Enjoy the stunning addition with soaring ceilings, a cozy gas fireplace, and an abundance of natural light. Step outside to your backyard oasis—perfect for relaxing or entertaining. Additional perks include a double oversized garage (24x25), newer windows, updated exterior, and modern kitchen and baths. Close to Mill Woods Town Centre, Costco, parks, and schools!

Built in 1977

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4453221  |
| Price          | \$499,900 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 2,102     |
| Acres          | 0.00      |
| Year Built     | 1977      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 4 Level Split          |
| Status   | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 8511 24 Avenue |
| Area        | Edmonton       |
| Subdivision | Meyonohk       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6K 2W3        |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | See Remarks                        |
| Parking   | Double Garage Detached, Over Sized |

### Interior

|              |                                                                                                                                                        |
|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                                              |
| Stories      | 4                                                                                                                                                      |
| Has Basement | Yes                                                                                                                                                    |
| Basement     | Full, Partially Finished                                                                                                                               |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Brick        |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick        |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 12                |
| Zoning         | Zone 29           |

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