

\$530,000 - 7545 80 Avenue, Edmonton

MLS® #E4421257

\$530,000

4 Bedroom, 4.00 Bathroom, 1,736 sqft
Condo / Townhouse on 0.00 Acres

King Edward Park, Edmonton, AB

Amazing investment opportunity with this 2-storey duplex with legal basement suite, situated on a quiet tree lined street. Offering a bright main floor living area with a cozy living room with fireplace, spacious eat-in kitchen with patio door to the back deck. Main floor den, laundry and full bathroom. Upstairs there are 3 bedrooms including the primary bedroom with walk-in closet and ensuite. The lower-level suite with separate entrance has a nice open living area with kitchen, dining and living room. Down the hall there is a bedroom, bathroom and laundry combined with storage room. Private fenced back yard and double garage. Very well-maintained property, perfectly located near shopping, schools and 2 blocks to the community park, easy access to public transportation and a short bike ride to the Mill Creek Ravine trails. Minutes to Downtown and the University of Alberta.

Built in 2005

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4421257 |
| Price | \$530,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 4 |
| Square Footage | 1,736 |



| | |
|------------|-------------------|
| Acres | 0.00 |
| Year Built | 2005 |
| Type | Condo / Townhouse |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 7545 80 Avenue |
| Area | Edmonton |
| Subdivision | King Edward Park |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6C 0S3 |

Amenities

| | |
|-----------|------------------------|
| Amenities | See Remarks |
| Parking | Double Garage Detached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Refrigerator, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

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

Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 12th, 2025 |
| Days on Market | 53 |

Zoning

Zone 17

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Listing information last updated on April 6th, 2025 at 5:17am MDT