

# \$588,916 - 7711 80 Avenue, Edmonton

MLS® #E4433587

**\$588,916**

3 Bedroom, 2.50 Bathroom, 1,627 sqft  
Single Family on 0.00 Acres

King Edward Park, Edmonton, AB

King Edward Park 2-STOREY...3 BED, 2.5 BATH, 1,600 SQFT! What a great find only 2 blocks off Whyte Ave! Welcome to this well appointed property in the perfect location. Walk in and immediately notice the beautiful open concept and recently performed renovations. Your upper floor boasts a large master bedroom + 2 additional generously sized bedrooms. Main bath comes complete with DOUBLE-SINKS! Finally, UPPER FLOOR LAUNDRY! This place is well maintained with plenty of upgrades Enjoy the fully functioning separate basement area with it's own 2nd Kitchen and 2nd Laundry. Fully Fenced SOUTH-FACING backyard with a low maintenance deck and patio to enjoy, with an Oversized Double Detached Garage. What a convenient location just minutes from downtown, the U of A, Old Strathcona Taylor University, Millcreek Ravine, several schools, shopping and public transportation.

Built in 1978

## Essential Information

MLS® #	E4433587
Price	\$588,916
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,627
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	7711 80 Avenue
Area	Edmonton
Subdivision	King Edward Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 0S3

### Amenities

Amenities	See Remarks
Parking Spaces	4
Parking	Double Garage Detached, Over Sized, Rear Drive Access

### Interior

Appliances	Fan-Ceiling, Freezer, Garage Opener, Garburator, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, See Remarks

### Exterior

Exterior	Wood, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                May 1st, 2025

Zoning                     Zone 17

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