

## \$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	51

## Zoning

## Zone 17

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 April 4th, 2025 at 7:02am MDT