

Courtesy Of Adam T Dirksen Of Rimrock Real Estate

\$699,900 - 7540 80 Avenue, Edmonton

MLS® #E4428404

\$699,900

4 Bedroom, 3.50 Bathroom, 1,493 sqft

Single Family on 0.00 Acres

King Edward Park, Edmonton, AB

UNDER CONSTRUCTION IN THE HEART OF KING EDWARD PARK - SUMMER/FALL 2025 POSSESSION This is your chance to acquire a money making half duplex with a 1 bed legal basement suite! Built by Platinum Living Homes, Edmonton's premier infill builder with a proven track record of providing quality homes at a fair price. Each unit features 9' ceiling height on all levels, hardwood on main levels, custom tiled showers and over sized windows. Basements feature 1 bed set up and are likely the best legal suites on the market - demanding higher than average rent. Double detached garages in the back afford the opportunity for a suite above for an additional cost. Photos from a previous listing with the same floor plan.. Great location with even further upside as Edmonton's infill communities continue to grow! Short walk to great restaurants, shopping and more. CURRENTLY BOTH SIDES OF THE DUPLEX ARE AVAILABLE. Photos are of the same plan previously built.



Built in 2024

Essential Information

| | |
|----------|-----------|
| MLS® # | E4428404 |
| Price | \$699,900 |
| Bedrooms | 4 |

| | |
|----------------|---------------|
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,493 |
| Acres | 0.00 |
| Year Built | 2024 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 7540 80 Avenue |
| Area | Edmonton |
| Subdivision | King Edward Park |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6C 0S4 |

Amenities

| | |
|-----------|---|
| Amenities | Ceiling 9 ft., No Animal Home, No Smoking Home, Infill Property, 9 ft. Basement Ceiling |
| Parking | Double Garage Detached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating | Forced Air-2, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stone, Stucco |
| Exterior Features | Flat Site, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |

Roof Asphalt Shingles
Construction Wood, Stone, Stucco
Foundation Concrete Perimeter

Additional Information

Date Listed April 1st, 2025
Days on Market 11
Zoning Zone 17



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Listing information last updated on April 12th, 2025 at 12:32am MDT