

## \$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 | 52                  |

## Zoning

## Zone 17

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Listing information last updated on April 5th, 2025 at 2:47am MDT