

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 | 20 |
| 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 21st, 2025 at 3:17am MDT