

## \$599,000 - 7736 80 Avenue, Edmonton

MLS® #E4456385

**\$599,000**

4 Bedroom, 4.00 Bathroom, 1,828 sqft

Single Family on 0.00 Acres

King Edward Park, Edmonton, AB

This stunning King Edward Park, 1828sq ft duplex, located on a quiet street with beautiful mature trees and embodies refined modern living in a mature neighbourhood. Main floor features 9 foot ceilings and engineered hardwood flooring with an open concept living room, dining room, and kitchen with large windows, and tons of natural light. Spacious living room has an electric fireplace, built-in media centre and flows into the gourmet kitchen with stainless appliances, quartz countertops, tons of storage, and great work lighting. Well designed 2nd floor has primary bdrm with walk-in closet and elegant tiled 4pc ensuite, 2 additional bdrms, 4 pc bath, and generous laundry room. 3rd floor is the perfect family room/office w/ full wet bar, 2 pc bath, and a fantastic patio with awning to enjoy the outdoors. Fully finished basement has rec room/workout space, and 4 pc bath. Other features include heated flooring in baths, landscaping, gas bbq hookup and concrete patio convo space. Don't miss out on this gem!

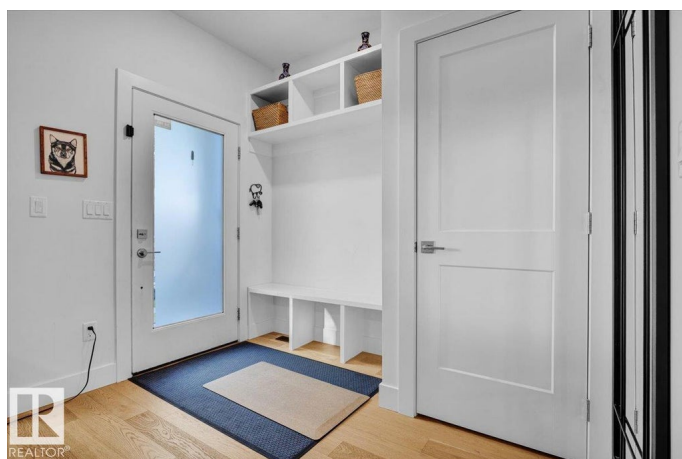
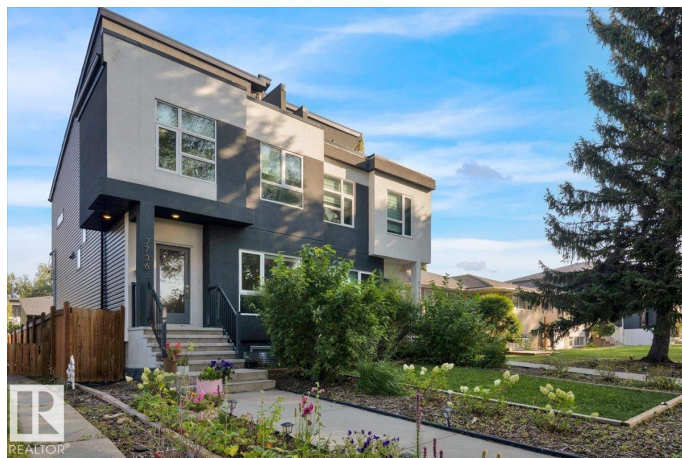
Built in 2018

### Essential Information

MLS® # E4456385

Price \$599,000

Bedrooms 4



|                |               |
|----------------|---------------|
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 2             |
| Square Footage | 1,828         |
| Acres          | 0.00          |
| Year Built     | 2018          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 7736 80 Avenue   |
| Area        | Edmonton         |
| Subdivision | King Edward Park |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6C 0S4          |

### Amenities

|           |                                                                                       |
|-----------|---------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Ceiling 9 ft., Wet Bar, Natural Gas BBQ Hookup, Rooftop Deck/Patio |
| Parking   | Double Garage Detached                                                                |

### Interior

|                   |                                                                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                                 |
| Fireplaces        | See Remarks                                                                                                                                                         |
| Stories           | 4                                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                                 |
| Basement          | Full, Finished                                                                                                                                                      |

### Exterior

|          |                     |
|----------|---------------------|
| Exterior | Wood, Vinyl, Stucco |
|----------|---------------------|

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Exterior Features | Back Lane, Flat Site, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                         |
| Construction      | Wood, Vinyl, Stucco                                                                      |
| Foundation        | Concrete Perimeter                                                                       |

### School Information

|            |                         |
|------------|-------------------------|
| Elementary | Avonmore/ St Brendan    |
| Middle     | Kenilworth/ St Brendan  |
| High       | McNally/ Austin O'Brien |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 9                   |
| Zoning         | Zone 17             |

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Listing information last updated on September 14th, 2025 at 7:17am MDT