

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 Suite         | Yes  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

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

|              |                              |
|--------------|------------------------------|
|              | Transportation, Schools, Sho |
| Roof         | Asphalt Shingles             |
| Construction | Wood, Stone, Stucco          |
| Foundation   | Concrete Perimeter           |



**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 1st, 2025 |
| Days on Market | 38              |
| Zoning         | Zone 17         |

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Listing information last updated on May 9th, 2025 at 4:48pm MDT