

## \$379,900 - 7528 80 Avenue, Edmonton

MLS® #E4449974

**\$379,900**

3 Bedroom, 1.00 Bathroom, 1,123 sqft

Single Family on 0.00 Acres

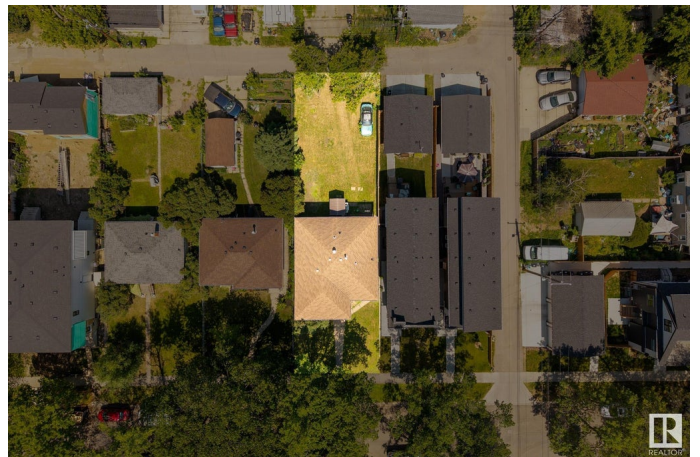
King Edward Park, Edmonton, AB

Investor or developer alert! This raised bungalow sits on a 40' x 130' lot in a rapidly evolving neighbourhood, offering incredible potential for redevelopment, rental income, or a full renovation. The main floor features 3 bedrooms, a full bath, and large windows that fill the space with natural light. The basement features an excellent ceiling height and great layout potential, making it ideal for a future in-law suite or secondary suite. Recent upgrades include a newer furnace and hot water tank (2022), saving you on upfront costs. Located close to downtown, the University of Alberta, Whyte Ave, public transit, parks, and the LRT, this is a prime spot for long-term growth. Whether you're a builder, flipper, or buy-and-hold investor, this property is a smart addition to your portfolio. Seize this opportunity to add value in a sought-after location!

Built in 1956

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4449974  |
| Price          | \$379,900 |
| Bedrooms       | 3         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 1,123     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1956                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 7528 80 Avenue   |
| Area        | Edmonton         |
| Subdivision | King Edward Park |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6C 0S4          |

### Amenities

|           |                                                           |
|-----------|-----------------------------------------------------------|
| Amenities | On Street Parking, Detectors Smoke, Hot Water Natural Gas |
| Parking   | See Remarks                                               |

### Interior

|              |                              |
|--------------|------------------------------|
| Appliances   | Refrigerator, Stove-Electric |
| Heating      | Forced Air-1, Natural Gas    |
| Stories      | 1                            |
| Has Basement | Yes                          |
| Basement     | Full, Unfinished             |

### Exterior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                                        |
| Exterior Features | Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                           |
| Construction      | Wood, Brick, Stucco                                                                        |
| Foundation        | Slab                                                                                       |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 27th, 2025 |
| Days on Market | 8               |
| Zoning         | Zone 17         |

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Listing information last updated on August 4th, 2025 at 1:47am MDT