$545,000 - 7547 80 Avenue, Edmonton

MLS® #E4421258

$545,000

4 Bedroom, 4.00 Bathroom, 1,736 sqft
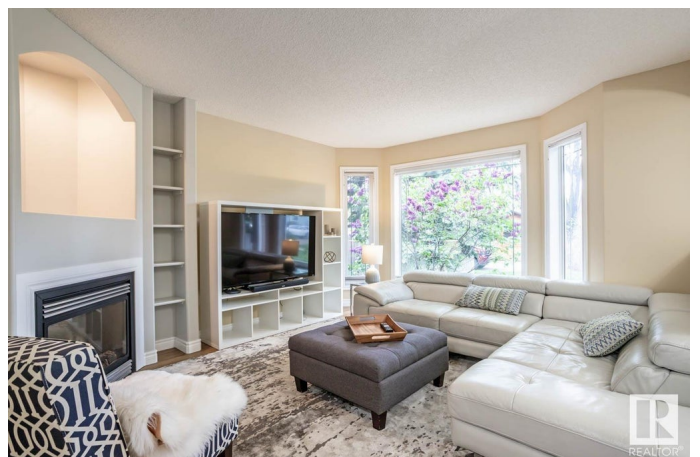Condo / Townhouse on 0.00 Acres

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 and A/C. 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® #	E4421258
Price	$545,000
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	7547 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	Air Conditioning-Central, Garage Control, Garage Opener, Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-1, Propane
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	53
Zoning	Zone 17