

\$575,000 - 7551 80 Avenue, Edmonton

MLS® #E4435418

\$575,000

4 Bedroom, 4.00 Bathroom, 1,616 sqft

Single Family on 0.00 Acres

King Edward Park, Edmonton, AB

A Thoughtfully Designed Home with Style, Space & Future Possibilities! This unique 2-STOREY HALF-DUPLEX offers everything you need with Quality Finishes—plus thoughtful FEATURES for future flexibility. With 2,363 sq. ft. of total living space and a smart layout, this home is designed to work for you today and grow with you tomorrow! With a ROUGHED-IN SIDE ENTRANCE, EGRESS WINDOWS and a BUILT-IN WET BAR, this home offers exceptional flexibility. On the MAIN FLOOR, enjoy a bright HOME OFFICE, a CHEF INSPIRED KITCHEN featuring a GAS STOVE and floor-to-ceiling custom cabinetry. Upstairs you will find 3 BEDROOMS with large picture windows, a full bathroom, a DREAM LAUNDRY ROOM and a en-suite bathroom featuring a MAKEUP VANITY and SPA-LIKE SHOWER. The FINISHED BASEMENT includes a 4th BEDROOM, a FULL BATHROOM. Built with privacy in mind, this home includes a SPECIALIZED SOUND INSULATION SYSTEM between units—so you can enjoy your music, gatherings, or quiet time without concern! Property was previously staged.

Built in 2017

Essential Information

MLS® #

E4435418



Price	\$575,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	1,616
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	7551 80 Avenue
Area	Edmonton
Subdivision	King Edward Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 0S3

Amenities

Amenities	Closet Organizers, Deck, Insulation-Upgraded, Wet Bar, See Remarks
Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Heatilator/Fan, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Composition, Stone, Stucco
----------	----------------------------------

Exterior Features	Fenced, Landscaped, Playground Nearby, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Composition, Stone, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	Avonmore Public K-6
Middle	Kenilworth School Jr. High
High	McNally Senior High

Additional Information

Date Listed	May 8th, 2025
Days on Market	2
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 May 10th, 2025 at 11:47am MDT