

## \$449,900 - 7731 80 Avenue, Edmonton

MLS® #E4435677

**\$449,900**

5 Bedroom, 2.00 Bathroom, 1,128 sqft

Single Family on 0.00 Acres

King Edward Park, Edmonton, AB

This beautifully updated home is move-in ready with a long list of upgrades! Enjoy peace of mind with new shingles, windows throughout, furnace, and hot water tank. Step inside to find new flooring, modern upstairs appliances, sleek new countertops, and a custom ash island that adds warmth and function to the kitchen. The attic has been upgraded with R60 blown-in insulation for energy efficiency. Outdoors, you'll find new front steps and a welcoming patio—perfect for relaxing or entertaining. The home also features a basement suite, ideal for extended family or guests; however, please note it is not legal. A fantastic opportunity for buyers looking for a turnkey property with thoughtful improvements throughout. Don't miss this one!

Built in 1961

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4435677  |
| Price          | \$449,900 |
| Bedrooms       | 5         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,128     |
| Acres          | 0.00      |
| Year Built     | 1961      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 7731 80 Avenue   |
| Area        | Edmonton         |
| Subdivision | King Edward Park |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6C 0S3          |

### Amenities

|           |                    |
|-----------|--------------------|
| Amenities | Off Street Parking |
| Parking   | No Parking         |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Washer, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior          | Wood, Brick, Stucco   |
| Exterior Features | Back Lane, Landscaped |
| Roof              | Asphalt Shingles      |
| Construction      | Wood, Brick, Stucco   |
| Foundation        | Concrete Perimeter    |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 1             |
| Zoning         | Zone 17       |

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