

Courtesy Of Nikita L Gylander and Beth Popadynetz Of Century 21 Masters

## **\$599,900 - 8727 77 Avenue, Edmonton**

MLS® #E4438125

**\$599,900**

4 Bedroom, 3.50 Bathroom, 1,620 sqft

Single Family on 0.00 Acres

King Edward Park, Edmonton, AB

Incredible opportunity in west King Edward Park - steps to Mill Creek Ravine and Donnan School! Fantastic curb appeal and elevated finishings - this home shows a 10! Main floor offers spacious kitchen w/ gas stove & large custom pantry, den/dining room, plus large living room w/ 2nd dining space. Upper level offers three bedrooms including primary w/ walk-in closet and 5 pc ensuite, laundry room w/ sink, drying rack & storage, PLUS another full bath with stunning 5â€™™ shower. Fully finished basement has separate side entrance, large rec room with rough-in for a wet bar/second kitchen, spacious bedroom, 4 pc bath plus TONS of storage! Enjoy the sunny, south-facing yard w/ large deck and mature, professional landscaping plus an insulated DBL garage. Other features: hardwood, quartz, custom Hunter Douglas window coverings, custom closet organizers throughout, fresh paint & more! King Edward Park is a sought-after, mature community with beautiful tree-lined streets an great access to amenities and green spaces!

Built in 2015

### **Essential Information**

MLS® # E4438125

Price \$599,900



|                |               |
|----------------|---------------|
| Bedrooms       | 4             |
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,620         |
| Acres          | 0.00          |
| Year Built     | 2015          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 8727 77 Avenue   |
| Area        | Edmonton         |
| Subdivision | King Edward Park |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6C 0L6          |

### Amenities

|           |   |
|-----------|---|
| Amenities | Ceiling 9 ft., Closet Organizers, Deck, No Animal Home, No Smoking Home, Vinyl Windows, Infill Property, Natural Gas BBQ Hookup |
| Parking   | Double Garage Detached  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Tile Surround  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Composition, Stucco   |
| Exterior Features | Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Composition, Stucco   |
| Foundation        | Concrete Perimeter  |

**School Information**

|            |                         |
|------------|-------------------------|
| Elementary | Donnan                  |
| Middle     | Kenilworth   Vimy Ridge |
| High       | McNally                 |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 23rd, 2025 |
| Days on Market | 16             |
| 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 June 8th, 2025 at 10:02am MDT