

## \$359,000 - 8538 76 Avenue, Edmonton

---

MLS® #E4447679

**\$359,000**

3 Bedroom, 1.00 Bathroom, 1,343 sqft

Single Family on 0.00 Acres

King Edward Park, Edmonton, AB

Attention developers and investors. A great opportunity to build on a 49.5 foot wide x 117.5 foot deep lot in the desirable neighbourhood of King Edward Park. Build your dream home or a duplex with basement suites to maximize the potential for this location! This home could also be suitable as a rental or for someone looking to take on a project. Great location and great potential! Steps away from Mill Creek Ravine, close to several amenities, schools, and parks.



Built in 1949

### Essential Information

MLS® #	E4447679
Price	\$359,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,343
Acres	0.00
Year Built	1949
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address 8538 76 Avenue

Area	Edmonton
Subdivision	King Edward Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 0J3

### **Amenities**

Amenities	See Remarks
Parking	Single Garage Detached

### **Interior**

Appliances	Refrigerator, Stove-Electric, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 14th, 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 July 16th, 2025 at 5:32pm MDT