\$699,900 - 7540 80 Avenue, Edmonton

MLS® #E4428404

\$699,900

4 Bedroom, 3.50 Bathroom, 1,493 sqft Single Family on 0.00 Acres

King Edward Park, Edmonton, AB

UNDER CONSTRUCTION IN THE HEART OF KING EDWARD PARK - SUMMER/FALL 2025 POSSESSION This is your chance to acquire a money making half duplex with a 1 bed legal basement suite! Built by Platinum Living Homes, Edmonton's premier infill builder with a proven track record of providing quality homes at a fair price. Each unit features 9' ceiling height on all levels, hardwood on main levels, custom tiled showers and over sized windows. Basements feature 1 bed set up and are likely the best legal suites on the market - demanding higher than average rent. Double detached garages in the back afford the opportunity for a suite above for an additional cost. Photos from a previous listing with the same floor plan.. Great location with even further upside as Edmonton's infill communities continue to grow! Short walk to great restaurants, shopping and more. CURRENTLY BOTH SIDES OF THE DUPLEX ARE AVAILABLE. Photos are of the same plan previously built.





Built in 2024

Essential Information

MLS® # E4428404 Price \$699,900

Bedrooms 4

Bathrooms 3.50 Full Baths 3

Half Baths 1

Square Footage 1,493 Acres 0.00 Year Built 2024

Type Single Family

Sub-Type Half Duplex

Style 2 Storey
Status Active

Community Information

Address 7540 80 Avenue

Area Edmonton

Subdivision King Edward Park

City Edmonton
County ALBERTA

Province AB

Postal Code T6C 0S4

Amenities

Amenities Ceiling 9 ft., No Animal Home, No Smoking Home, Infill Property, 9 ft.

Basement Ceiling

Parking Double Garage Detached

Interior

Interior Features ensuite bathroom

Appliances Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan,

Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two,

Dishwasher-Two

Heating Forced Air-2, Natural Gas

Stories 3

Has Suite Yes
Has Basement Yes

Basement Full, Finished

Exterior

Exterior Wood, Stone, Stucco

Exterior Features Flat Site, Playground Nearby, Public Swimming Pool, Public

Transportation, Schools, Sho

Roof Asphalt Shingles

Construction Wood, Stone, Stucco

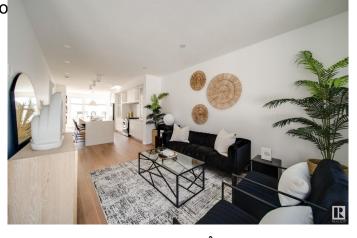
Foundation Concrete Perimeter

Additional Information

Date Listed April 1st, 2025

Days on Market 29

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 April 30th, 2025 at 8:32pm MDT