

\$379,900 - 7528 80 Avenue, Edmonton

MLS® #E4449974

\$379,900

3 Bedroom, 1.00 Bathroom, 1,123 sqft

Single Family on 0.00 Acres

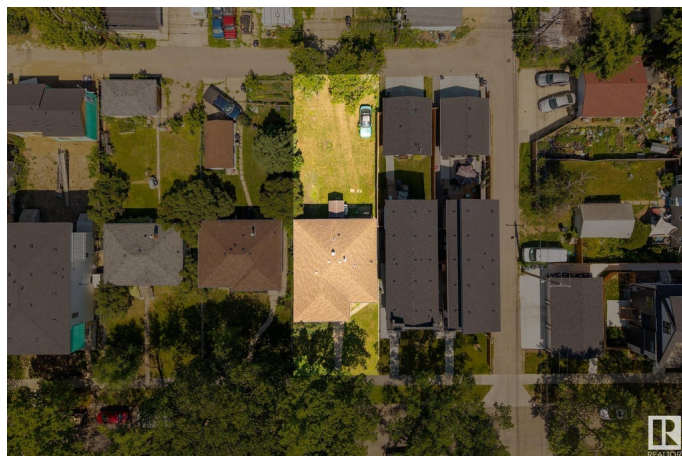
King Edward Park, Edmonton, AB

Investor or developer alert! This raised bungalow sits on a 40' x 130' lot in a rapidly evolving neighbourhood, offering incredible potential for redevelopment, rental income, or a full renovation. The main floor features 3 bedrooms, a full bath, and large windows that fill the space with natural light. The basement features an excellent ceiling height and great layout potential, making it ideal for a future in-law suite or secondary suite. Recent upgrades include a newer furnace and hot water tank (2022), saving you on upfront costs. Located close to downtown, the University of Alberta, Whyte Ave, public transit, parks, and the LRT, this is a prime spot for long-term growth. Whether you're a builder, flipper, or buy-and-hold investor, this property is a smart addition to your portfolio. Seize this opportunity to add value in a sought-after location!

Built in 1956

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4449974 |
| Price | \$379,900 |
| Bedrooms | 3 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 1,123 |



| | |
|------------|------------------------|
| Acres | 0.00 |
| Year Built | 1956 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 7528 80 Avenue |
| Area | Edmonton |
| Subdivision | King Edward Park |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6C 0S4 |

Amenities

| | |
|-----------|---|
| Amenities | On Street Parking, Detectors Smoke, Hot Water Natural Gas |
| Parking | See Remarks |

Interior

| | |
|--------------|------------------------------|
| Appliances | Refrigerator, Stove-Electric |
| Heating | Forced Air-1, Natural Gas |
| Stories | 1 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Brick, Stucco |
| Exterior Features | Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Brick, Stucco |
| Foundation | Slab |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 27th, 2025 |
| Days on Market | 3 |
| Zoning | Zone 17 |

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Listing information last updated on July 30th, 2025 at 2:32am MDT