

Courtesy Of Adam T Dirksen Of Rimrock Real Estate

\$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	24
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 25th, 2025 at 8:47am MDT