

\$599,000 - 7736 80 Avenue, Edmonton

MLS® #E4456385

\$599,000

4 Bedroom, 4.00 Bathroom, 1,828 sqft

Single Family on 0.00 Acres

King Edward Park, Edmonton, AB

This stunning King Edward Park, 1828sq ft duplex, located on a quiet street with beautiful mature trees and embodies refined modern living in a mature neighbourhood. Main floor features 9 foot ceilings and engineered hardwood flooring with an open concept living room, dining room, and kitchen with large windows, and tons of natural light. Spacious living room has an electric fireplace, built-in media centre and flows into the gourmet kitchen with stainless appliances, quartz countertops, tons of storage, and great work lighting. Well designed 2nd floor has primary bdrm with walk-in closet and elegant tiled 4pc ensuite, 2 additional bdrms, 4 pc bath, and generous laundry room. 3rd floor is the perfect family room/office w/ full wet bar, 2 pc bath, and a fantastic patio with awning to enjoy the outdoors. Fully finished basement has rec room/workout space, and 4 pc bath. Other features include heated flooring in baths, landscaping, gas bbq hookup and concrete patio convo space. Don't miss out on this gem!

Built in 2018

Essential Information

MLS® # E4456385

Price \$599,000

Bedrooms 4



Bathrooms	4.00
Full Baths	3
Half Baths	2
Square Footage	1,828
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Half Duplex
Style	3 Storey
Status	Active

Community Information

Address	7736 80 Avenue
Area	Edmonton
Subdivision	King Edward Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 0S4

Amenities

Amenities	On Street Parking, Ceiling 9 ft., Wet Bar, Natural Gas BBQ Hookup, Rooftop Deck/Patio
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	See Remarks
Stories	4
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl, Stucco
----------	---------------------

Exterior Features	Back Lane, Flat Site, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	Avonmore/ St Brendan
Middle	Kenilworth/ St Brendan
High	McNally/ Austin O'Brien

Additional Information

Date Listed	September 5th, 2025
Days on Market	11
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 September 16th, 2025 at 8:47pm MDT