

Courtesy Of Adam T Dirksen Of Rimrock Real Estate

# \$699,900 - 7540 80 Avenue, Edmonton

MLS® #E4405318

**\$699,900**

4 Bedroom, 3.50 Bathroom, 1,496 sqft

Single Family on 0.00 Acres

King Edward Park, Edmonton, AB

\*UNDER CONSTRUCTION IN THE HEART OF KING EDWARD PARK - WINTER 2024/25 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® #	E4405318
Price	\$699,900
Bedrooms	4

Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,496
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 Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Flat Site, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles  
Construction Wood, Stone, Stucco  
Foundation Concrete Perimeter

**Additional Information**

Date Listed September 5th, 2024  
Days on Market 190  
Zoning Zone 17



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Listing information last updated on March 14th, 2025 at 9:02am MDT