

Courtesy Of Jessica Libon Of Sweetly

## \$385,000 - 8331 77 Avenue, Edmonton

MLS® #E4425317

**\$385,000**

3 Bedroom, 1.00 Bathroom, 806 sqft

Single Family on 0.00 Acres

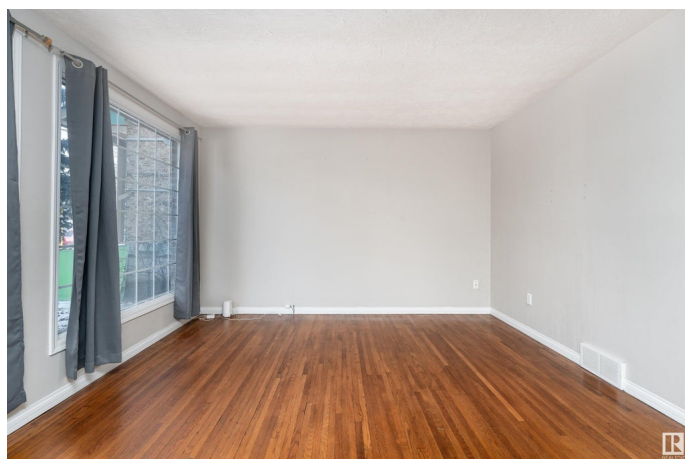
King Edward Park, Edmonton, AB

805 sq. ft. 3-level split in the sought-after King Edward Park on a 45'x130' lot! Many possibilities for redevelopment, rent out the home or choose to live in it yourself! The main floor features a bright living room with large windows and hardwood floors, leading to a spacious kitchen with ample storage and newer appliances. The upper level offers two cozy bedrooms and a full 4-piece bathroom. The lower level includes a third bedroom/den, laundry room, and plenty of storage space. Enjoy a fully fenced backyard and a double detached garage. Situated in a fantastic neighborhood close to Millcreek Ravine, Whyte Avenue, University of Alberta Campus Saint-Jean and steps away from playgrounds, a recreation center, bus stops, schools, and shopping!

Built in 1950

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4425317  |
| Price          | \$385,000 |
| Bedrooms       | 3         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 806       |
| Acres          | 0.00      |
| Year Built     | 1950      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 3 Level Split          |
| Status   | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 8331 77 Avenue   |
| Area        | Edmonton         |
| Subdivision | King Edward Park |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6C 0L3          |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | See Remarks            |
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |

### Interior

|              |                           |
|--------------|---------------------------|
| Appliances   | See Remarks               |
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 3                         |
| Has Basement | Yes                       |
| Basement     | Full, Partially Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Vinyl  |
| Exterior Features | Back Lane, Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Brick, Vinyl  |
| Foundation        | Concrete Perimeter  |

### School Information

|            |                     |
|------------|---------------------|
| Elementary | Donnan School       |
| Middle     | Kenilworth School   |
| High       | W. P. Wagner School |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 12th, 2025 |
| Days on Market | 38               |
| Zoning         | Zone 17          |
| Foreclosure    | Yes              |

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Listing information last updated on April 19th, 2025 at 11:32am MDT