

Courtesy Of Adam T Dirksen Of Rimrock Real Estate

# **\$679,000 - 8522 80 Avenue, Edmonton**

MLS® #E4438866

**\$679,000**

4 Bedroom, 3.50 Bathroom, 1,493 sqft

Single Family on 0.00 Acres

King Edward Park, Edmonton, AB

**UNDER CONSTRUCTION IN KING EDWARD PARK – FALL 2025 POSSESSION!**

Currently at rough in stage! Here's your rare opportunity to own a high-income half duplex with a 1-bedroom legal basement suite!

Built by Platinum Living

Homes in Edmonton's premier infill builder known for quality homes at fair prices. Each unit features 9' ceilings on all levels, hardwood floors on the main, oversized windows, and custom tiled showers. Legal basement suites are 1-bedroom layouts and among the best on the market – commanding above-average rents. Detached double garages offer potential for garage suites (additional cost). Photos are from a previously built home with the same floor plan. Fantastic location with great walkability to restaurants, shopping, and more – and strong long-term upside as infill continues to grow. **BOTH SIDES OF THE DUPLEX CURRENTLY AVAILABLE!**

Built in 2025

## **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4438866  |
| Price     | \$679,000 |
| Bedrooms  | 4         |
| Bathrooms | 3.50      |



|                |               |
|----------------|---------------|
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,493         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 8522 80 Avenue   |
| Area        | Edmonton         |
| Subdivision | King Edward Park |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6C 0W3          |

### Amenities

|                |                                                |
|----------------|------------------------------------------------|
| Amenities      | Ceiling 9 ft., No Animal Home, No Smoking Home |
| Parking Spaces | 4                                              |
| Parking        | Double Garage Detached                         |

### Interior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                           |
| Appliances        | Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Refrigerators-Two, Stoves-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 | Back Lane, Flat Site, Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                            |

|              |                     |
|--------------|---------------------|
| Construction | Wood, Stone, Stucco |
| Foundation   | Concrete Perimeter  |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 28th, 2025 |
| Days on Market | 68             |
| Zoning         | Zone 17        |

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Listing information last updated on August 4th, 2025 at 1:17pm MDT