

# **\$539,000 - 8527 77 Avenue, Edmonton**

MLS® #E4441176

**\$539,000**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

King Edward Park, Edmonton, AB

Very rare opportunity! Vacant lot on quiet street in King Edward. Centrally located with easy access to all areas of Edmonton. The lot is 49.54 x 130.25 ft (6444 Sqft LOT) and zoned RF3 which would also allow for multitude of other builds if you choose., right across King Edward Park. Away from the hustle and bustle, yet perfectly placed to enjoy the multitude of amenities in the area. Perfect location to build your dream home, multi-unit property, front and back duplex, or investment properties! Even a 4 plex with 2 basement suite and garage suite could be built for maximum income approach. This picturesque residential street is lined with several beautiful custom-built homes. The walkable neighbourhood has it all! Restaurants, fitness centres, yoga studios, grocery stores, shopping, excellent schools, easy transport University of Alberta and to downtown via LRT/Bus.

## **Essential Information**

MLS® #	E4441176
Price	\$539,000
Bathrooms	0.00
Acres	0.00
Type	Single Family
Sub-Type	Vacant Lot/Land



Status                      Active

**Community Information**

Address                    8527 77 Avenue  
Area                        Edmonton  
Subdivision               King Edward Park  
City                         Edmonton  
County                     ALBERTA  
Province                  AB  
Postal Code               T6C 0L5

**Exterior**

Exterior Features    Back Lane, Flat Site, Level Land, Park/Reserve, Playground Nearby,  
Public Transportation, Schools, Shopping Nearby

**Additional Information**

Date Listed               June 7th, 2025  
Days on Market        56  
Zoning                     Zone 17

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Listing information last updated on August 2nd, 2025 at 3:02pm MDT