

## \$378,000 - 8518 80 Avenue, Edmonton

MLS® #E4445504

**\$378,000**

4 Bedroom, 2.00 Bathroom, 1,000 sqft

Single Family on 0.00 Acres

King Edward Park, Edmonton, AB

Investor Alert in King Edward Park! This charming 2+2 bedroom, 2 bath raised bungalow is full of potential on a spacious lot in one of Edmonton's most vibrant and in-demand neighborhoods. Featuring original hardwood, fresh paint, a cozy built-in banquette, and plenty of storage throughout, the home blends character with functionality. The fully finished basement includes a second kitchen—ideal for guests or in-laws—and offers flexible living space. Featuring creative design choices and practical updates made throughout the space. Live in, rent out, or plan your future infill project in a community known for redevelopment. Located steps from Mill Creek Ravine, Ritchie, the new LRT, Shamrock Curling Club, and minutes to Whyte Ave, U of A, schools, parks, and restaurants. A rare find with holding potential in a walkable, tree-lined neighborhood! You truly must see this home in person to see how special it is!

Built in 1949

### Essential Information

MLS® #	E4445504
Price	\$378,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2



Square Footage	1,000
Acres	0.00
Year Built	1949
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	8518 80 Avenue
Area	Edmonton
Subdivision	King Edward Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 0T3

### Amenities

Amenities	See Remarks
Parking	Single Garage Detached

### Interior

Appliances	Dryer, Garage Opener, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 3rd, 2025
Days on Market	10

## Zoning

## Zone 17

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