

\$379,900 - 7528 80 Avenue, Edmonton

MLS® #E4449974

\$379,900

3 Bedroom, 1.00 Bathroom, 1,123 sqft

Single Family on 0.00 Acres

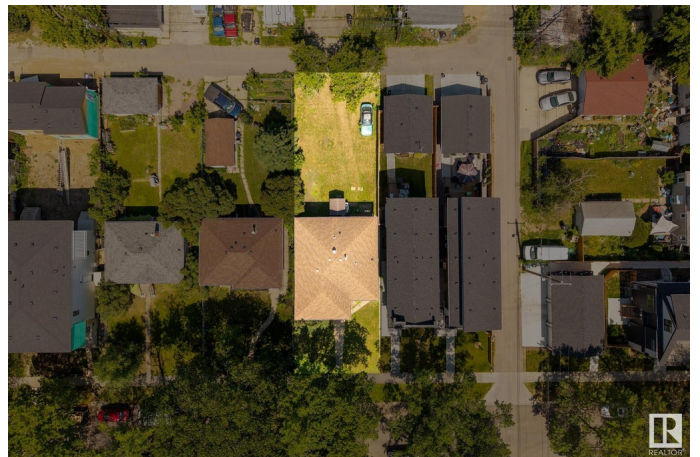
King Edward Park, Edmonton, AB

Investor or developer alert! This raised bungalow sits on a 40' x 130' lot in a rapidly evolving neighbourhood, offering incredible potential for redevelopment, rental income, or a full renovation. The main floor features 3 bedrooms, a full bath, and large windows that fill the space with natural light. The basement features an excellent ceiling height and great layout potential, making it ideal for a future in-law suite or secondary suite. Recent upgrades include a newer furnace and hot water tank (2022), saving you on upfront costs. Located close to downtown, the University of Alberta, Whyte Ave, public transit, parks, and the LRT, this is a prime spot for long-term growth. Whether you're a builder, flipper, or buy-and-hold investor, this property is a smart addition to your portfolio. Seize this opportunity to add value in a sought-after location!

Built in 1956

Essential Information

MLS® #	E4449974
Price	\$379,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,123



Acres	0.00
Year Built	1956
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	7528 80 Avenue
Area	Edmonton
Subdivision	King Edward Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 0S4

Amenities

Amenities	On Street Parking, Detectors Smoke, Hot Water Natural Gas
Parking	See Remarks

Interior

Appliances	Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Slab

Additional Information

Date Listed	July 27th, 2025
Days on Market	7
Zoning	Zone 17

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Listing information last updated on August 3rd, 2025 at 9:02am MDT