

## \$449,900 - 7731 80 Avenue, Edmonton

MLS® #E4435677

**\$449,900**

5 Bedroom, 2.00 Bathroom, 1,128 sqft

Single Family on 0.00 Acres

King Edward Park, Edmonton, AB

This beautifully updated home is move-in ready with a long list of upgrades! Enjoy peace of mind with new shingles, windows throughout, furnace, and hot water tank. Step inside to find new flooring, modern upstairs appliances, sleek new countertops, and a custom ash island that adds warmth and function to the kitchen. The attic has been upgraded with R60 blown-in insulation for energy efficiency. Outdoors, you'll find new front steps and a welcoming patio—perfect for relaxing or entertaining. The home also features a basement suite, ideal for extended family or guests; however, please note it is not legal. A fantastic opportunity for buyers looking for a turnkey property with thoughtful improvements throughout. Don't miss this one!

Built in 1961

### Essential Information

MLS® #	E4435677
Price	\$449,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,128
Acres	0.00
Year Built	1961



Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	7731 80 Avenue
Area	Edmonton
Subdivision	King Edward Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 0S3

### Amenities

Amenities	Off Street Parking
Parking	No Parking

### Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Back Lane, Landscaped
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 9th, 2025
Days on Market	4
Zoning	Zone 17

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real

estate professionals who are members of CREA (REALTOR®®, REALTORS®®) and/or the quality of services they provide (MLS®®, Multiple Listing Service®®)

Listing information last updated on May 14th, 2025 at 1:02am MDT