

## \$545,000 - 7547 80 Avenue, Edmonton

MLS® #E4421258

**\$545,000**

4 Bedroom, 4.00 Bathroom, 1,736 sqft  
Condo / Townhouse on 0.00 Acres

King Edward Park, Edmonton, AB

Amazing investment opportunity with this 2-storey duplex with legal basement suite, situated on a quiet tree lined street. Offering a bright main floor living area with a cozy living room with fireplace, spacious eat-in kitchen with patio door to the back deck. Main floor den, laundry and full bathroom. Upstairs there are 3 bedrooms including the primary bedroom with walk-in closet and ensuite. The lower-level suite with separate entrance has a nice open living area with kitchen, dining and living room. Down the hall there is a bedroom, bathroom and laundry combined with storage room. Private fenced back yard and double garage and A/C. Very well-maintained property, perfectly located near shopping, schools and 2 blocks to the community park, easy access to public transportation and a short bike ride to the Mill Creek Ravine trails. Minutes to Downtown and the University of Alberta.

Built in 2005

### Essential Information

MLS® #	E4421258
Price	\$545,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4



Square Footage	1,736
Acres	0.00
Year Built	2005
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	7547 80 Avenue
Area	Edmonton
Subdivision	King Edward Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 0S3

### Amenities

Amenities	See Remarks
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Garage Control, Garage Opener, Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-1, Propane
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed February 12th, 2025

Days on Market 70

Zoning Zone 17

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