

# **\$379,900 - 7528 80 Avenue, Edmonton**

MLS® #E4449974

**\$379,900**

3 Bedroom, 1.00 Bathroom, 1,123 sqft  
Single Family on 0.00 Acres

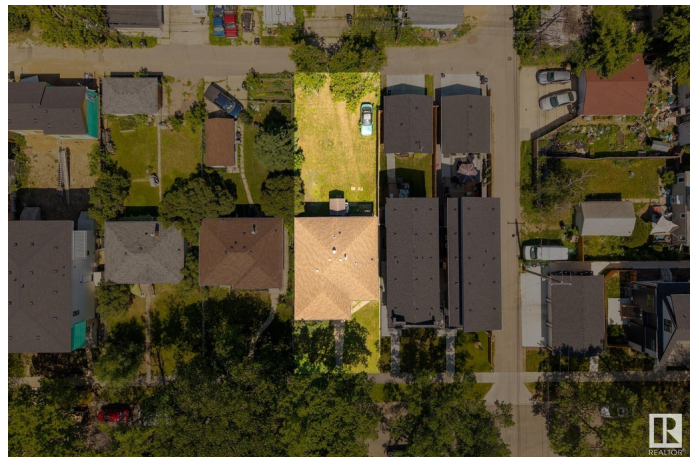
King Edward Park, Edmonton, AB

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	4
Zoning	Zone 17

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Listing information last updated on July 31st, 2025 at 5:03pm MDT