

\$378,000 - 8518 80 Avenue, Edmonton

MLS® #E4445504

\$378,000

4 Bedroom, 2.00 Bathroom, 1,000 sqft
Single Family on 0.00 Acres

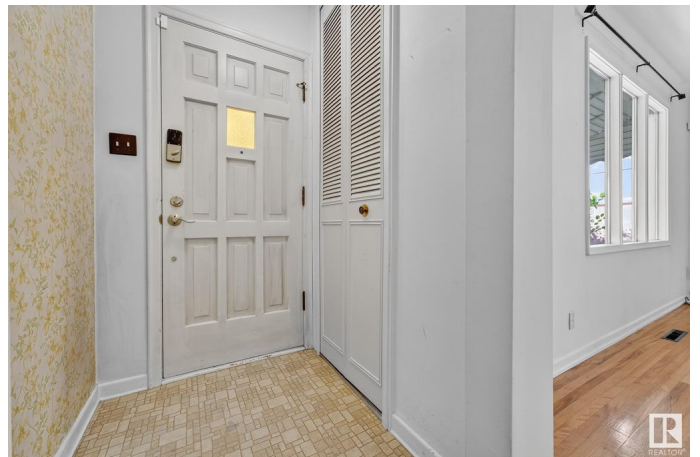
King Edward Park, Edmonton, AB

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 | 6 |

Zoning

Zone 17

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Listing information last updated on July 9th, 2025 at 3:17pm MDT