

## \$575,000 - 7551 80 Avenue, Edmonton

MLS® #E4435418

**\$575,000**

4 Bedroom, 4.00 Bathroom, 1,616 sqft

Single Family on 0.00 Acres

King Edward Park, Edmonton, AB

A Thoughtfully Designed Home with Style, Space & Future Possibilities! This unique 2-STOREY HALF-DUPLEX offers everything you need with Quality Finishes—plus thoughtful FEATURES for future flexibility. With 2,363 sq. ft. of total living space and a smart layout, this home is designed to work for you today and grow with you tomorrow! With a ROUGHED-IN SIDE ENTRANCE, EGRESS WINDOWS and a BUILT-IN WET BAR, this home offers exceptional flexibility. On the MAIN FLOOR, enjoy a bright HOME OFFICE, a CHEF INSPIRED KITCHEN featuring a GAS STOVE and floor-to-ceiling custom cabinetry. Upstairs you will find 3 BEDROOMS with large picture windows, a full bathroom, a DREAM LAUNDRY ROOM and a en-suite bathroom featuring a MAKEUP VANITY and SPA-LIKE SHOWER. The FINISHED BASEMENT includes a 4th BEDROOM, a FULL BATHROOM. Built with privacy in mind, this home includes a SPECIALIZED SOUND INSULATION SYSTEM between units—so you can enjoy your music, gatherings, or quiet time without concern! Property was previously staged.

Built in 2017

### Essential Information

MLS® #

E4435418



Price	\$575,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	1,616
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	7551 80 Avenue
Area	Edmonton
Subdivision	King Edward Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 0S3

### Amenities

Amenities	Closet Organizers, Deck, Insulation-Upgraded, Wet Bar, See Remarks
Parking Spaces	4
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Heatilator/Fan, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Composition, Stone, Stucco
----------	----------------------------------

Exterior Features	Fenced, Landscaped, Playground Nearby, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Composition, Stone, Stucco
Foundation	Concrete Perimeter

### School Information

Elementary	Avonmore Public K-6
Middle	Kenilworth School Jr. High
High	McNally Senior High

### Additional Information

Date Listed	May 8th, 2025
Days on Market	9
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 17th, 2025 at 3:17pm MDT