# \$699,900 - 7540 80 Avenue, Edmonton

MLS® #E4428404

#### \$699,900

4 Bedroom, 3.50 Bathroom, 1,493 sqft Single Family on 0.00 Acres

King Edward Park, Edmonton, AB

\*UNDER CONSTRUCTION IN THE HEART OF KING EDWARD PARK - SUMMER/FALL 2025 POSSESSION\* This is your chance to acquire a money making half duplex with a 1 bed legal basement suite! Built by Platinum Living Homes, Edmonton's premier infill builder with a proven track record of providing quality homes at a fair price. Each unit features 9' ceiling height on all levels, hardwood on main levels, custom tiled showers and over sized windows. Basements feature 1 bed set up and are likely the best legal suites on the market - demanding higher than average rent. Double detached garages in the back afford the opportunity for a suite above for an additional cost. Photos from a previous listing with the same floor plan.. Great location with even further upside as Edmonton's infill communities continue to grow! Short walk to great restaurants, shopping and more. CURRENTLY BOTH SIDES OF THE DUPLEX ARE AVAILABLE. Photos are of the same plan previously built.





Built in 2024

## **Essential Information**

MLS® # E4428404 Price \$699,900

Bedrooms 4

Bathrooms 3.50 Full Baths 3 Half Baths 1

Square Footage 1,493 Acres 0.00 Year Built 2024

Type Single Family
Sub-Type Half Duplex
Style 2 Storey
Status Active

## **Community Information**

Address 7540 80 Avenue

Area Edmonton

Subdivision King Edward Park

City Edmonton
County ALBERTA

Province AB

Postal Code T6C 0S4

#### **Amenities**

Amenities Ceiling 9 ft., No Animal Home, No Smoking Home, Infill Property, 9 ft.

**Basement Ceiling** 

Parking Double Garage Detached

#### Interior

Interior Features ensuite bathroom

Appliances Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan,

Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two,

Dishwasher-Two

Heating Forced Air-2, Natural Gas

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Stone, Stucco

Exterior Features Flat Site, Playground Nearby, Public Swimming Pool, Public

Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Stone, Stucco

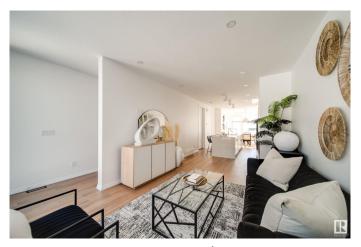
Foundation Concrete Perimeter

### **Additional Information**

Date Listed April 1st, 2025

Days on Market 3

Zoning Zone 17



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Listing information last updated on April 4th, 2025 at 2:17am MDT