

\$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	4

Zoning

Zone 17

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