

\$595,000 - 7711 80 Avenue, Edmonton

MLS® #E4449634

\$595,000

3 Bedroom, 2.50 Bathroom, 1,636 sqft

Single Family on 0.00 Acres

King Edward Park, Edmonton, AB

Just two blocks from vibrant Whyte Avenue, this beautifully updated home offers space, flexibility, and an unbeatable location. Step inside to an open-concept main floor with modern finishes, fresh renovations, and a layout ideal for entertaining or everyday living. Feature wall with wood burning fireplace, stainless appliances and chic fixtures. Upstairs, the spacious primary suite is complemented by two generously sized bedrooms and a full bath featuring double sinks. Enjoy the convenience of upstairs laundry! The separate basement area is fully finished with its own separate entrance, second kitchen, living area and laundry. Outside, the south-facing backyard is fully fenced with a low-maintenance deck and patio, ideal for relaxing or hosting summer BBQs. An oversized double detached garage adds plenty of space for vehicles and storage. Live minutes from downtown, the U of A, Mill Creek Ravine, Old Strathcona, schools, shopping, and transit. This is city living with comfort and flexibility built in.

Built in 1978

Essential Information

MLS® # E4449634

Price \$595,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,636
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	7711 80 Avenue
Area	Edmonton
Subdivision	King Edward Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 0S3

Amenities

Amenities	Closet Organizers, Detectors Smoke, No Smoking Home, Smart/Program. Thermostat
Parking Spaces	4
Parking	Double Garage Detached, Over Sized, Rear Drive Access

Interior

Appliances	Fan-Ceiling, Garage Control, Garage Opener, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Level Land, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Avonmore
Middle	Kenilworth
High	McNally

Additional Information

Date Listed	July 25th, 2025
Days on Market	8
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 August 2nd, 2025 at 6:18pm MDT