

Courtesy Of Jessica Libon Of Sweetly

## \$385,000 - 8331 77 Avenue, Edmonton

MLS® #E4425317

**\$385,000**

3 Bedroom, 1.00 Bathroom, 806 sqft

Single Family on 0.00 Acres

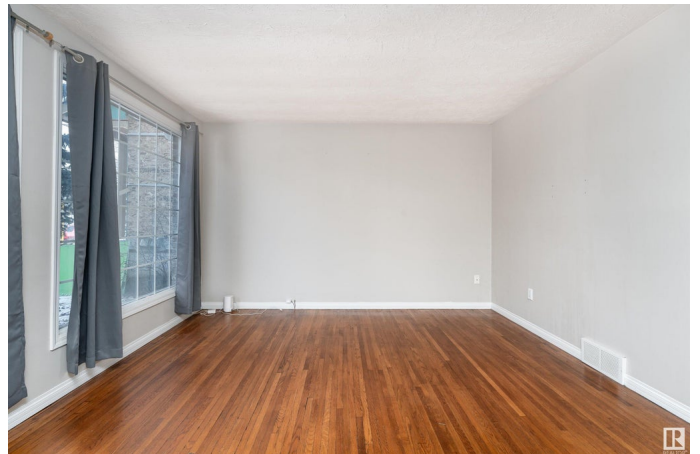
King Edward Park, Edmonton, AB

805 sq. ft. 3-level split in the sought-after King Edward Park on a 45'x130' lot! Many possibilities for redevelopment, rent out the home or choose to live in it yourself! The main floor features a bright living room with large windows and hardwood floors, leading to a spacious kitchen with ample storage and newer appliances. The upper level offers two cozy bedrooms and a full 4-piece bathroom. The lower level includes a third bedroom/den, laundry room, and plenty of storage space. Enjoy a fully fenced backyard and a double detached garage. Situated in a fantastic neighborhood close to Millcreek Ravine, Whyte Avenue, University of Alberta Campus Saint-Jean and steps away from playgrounds, a recreation center, bus stops, schools, and shopping!

Built in 1950

### Essential Information

MLS® #	E4425317
Price	\$385,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	806
Acres	0.00
Year Built	1950



Type	Single Family
Sub-Type	Detached Single Family
Style	3 Level Split
Status	Active

### **Community Information**

Address	8331 77 Avenue
Area	Edmonton
Subdivision	King Edward Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 0L3

### **Amenities**

Amenities	See Remarks
Parking Spaces	4
Parking	Double Garage Detached

### **Interior**

Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Donnan School
Middle	Kenilworth School
High	W. P. Wagner School

## Additional Information

Date Listed March 12th, 2025

Days on Market 22

Zoning Zone 17

Foreclosure Yes

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 April 3rd, 2025 at 12:32am MDT