

## \$525,000 - 8130 77 Avenue, Edmonton

MLS® #E4442215

**\$525,000**

4 Bedroom, 2.00 Bathroom, 1,277 sqft

Single Family on 0.00 Acres

King Edward Park, Edmonton, AB

Welcome to this cute as a button character home in the heart of King Edward Park. This 1.5 storey has so much to offer. Featuring 4 Bedrooms (1 on Main, 2 Up, 1 Dn), 2 Baths and a Fully Finished Basement with Separate Entry and Full Kitchen. This home is very well kept and full of upgrades like Roof, Kitchen(s), Windows, Furnace, Flooring, Electrical, Weeping Tile, Sump Pump & Central A/C. Offering a well Landscaped yard with a HotTub and Beautiful Seating area, a Front Porch and a Single Detached Garage. Great location; 5 min walk to LRT, close to Schools, Shopping, Transit, Whyte Ave, Ritchie Market and Downtown. Ready to Move in and Enjoy!

Built in 1951

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4442215               |
| Price          | \$525,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,277                  |
| Acres          | 0.00                   |
| Year Built     | 1951                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |



|        |                   |
|--------|-------------------|
| Style  | 1 and Half Storey |
| Status | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 8130 77 Avenue   |
| Area        | Edmonton         |
| Subdivision | King Edward Park |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6C 0L2          |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Deck, Hot Tub, Patio, Vinyl Windows, Natural Gas Stove Hookup |
| Parking   | Single Garage Detached   |

### Interior

|              |  |
|--------------|--|
| Appliances   | Air Conditioning-Central, Dryer, Stove-Electric, Stove-Gas, Washer, Window Coverings, Refrigerators-Two, Dishwasher-Two, Microwave Hood Fan-Two, Hot Tub |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 3  |
| Has Suite    | Yes  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco                                      |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Schools |
| Roof              | Asphalt Shingles                                  |
| Construction      | Wood, Stucco                                      |
| Foundation        | Concrete Perimeter                                |

### School Information

|            |            |
|------------|------------|
| Elementary | Avonmore   |
| Middle     | Kenilworth |
| High       | McNally    |

### Additional Information

Date Listed June 13th, 2025

Days on Market 2

Zoning Zone 17

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Listing information last updated on June 15th, 2025 at 9:31am MDT