Courtesy Of Brent Clarke Of Logic Realty

# $309,000 - 8950 80 Avenue, Edmonton

MLS® #E4451851

**$309,000**
1 Bedroom, 2.00 Bathroom, 1,031 sqft
Single Family on 0.00 Acres

King Edward Park, Edmonton, AB

DEVELOPMENT OPPORTUNITY Qualifies for MLI select through CMHC Priced extremely well, this 1.5 story home sits on a 33X132 size lot. King Edward Park is a desired neighbourhood for investors/builders. With all the amenities along whyte ave, and not to mention university, hospital, parks, trails, entertainment (the list goes on) what is there not to love? This is a great property for new development. Don't miss out on this opportunity!

Built in 1944

## Essential Information

| | |
|---|---|
| MLS® # | E4451851 |
| Price | $309,000 |
| Bedrooms | 1 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,031 |
| Acres | 0.00 |
| Year Built | 1944 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 1 and Half Storey |
| Status | Active |

## Community Information

| | |
|---|---|
| Address | 8950 80 Avenue |
| Area | Edmonton |
| Subdivision | King Edward Park |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6C 0Y7 |

## Amenities

| | |
|---|---|
| Amenities | See Remarks |
| Parking | Single Garage Detached |

## Interior

| | |
|---|---|
| Appliances | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Partial, Partially Finished |

## Exterior

| | |
|---|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Back Lane, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

## Additional Information

| | |
|---|---|
| Date Listed | August 8th, 2025 |
| Days on Market | 18 |
| Zoning | Zone 17 |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORSÂ® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORSÂ® 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 (REALTORÂ®, REALTORSÂ®) and/or the quality of services they provide (MLSÂ®, Multiple Listing ServiceÂ®)

Listing information last updated on August 26th, 2025 at 3:17pm MDT