

Courtesy Of Cathy Nguyen Of Liv Real Estate

\$825,000 - 8956 77 Avenue, Edmonton

MLS® #E4424243

\$825,000

6 Bedroom, 3.50 Bathroom, 1,210 sqft
Single Family on 0.00 Acres

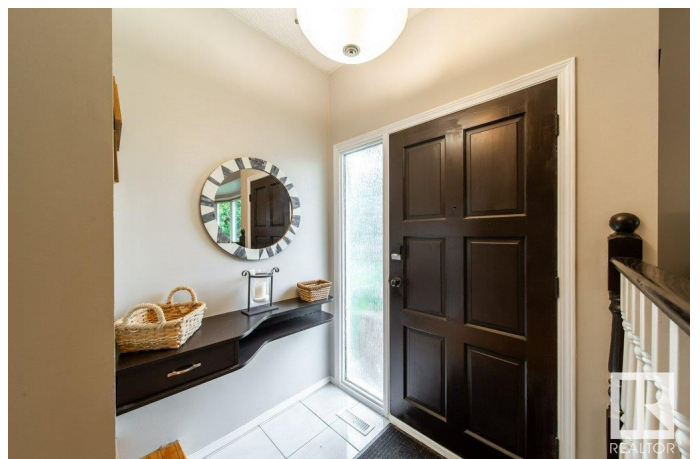
King Edward Park, Edmonton, AB

Calling all savvy home buyers & investors!
Amazing opportunity to own 3 LEGAL SUITES! 1 block from Mill Creek Ravine & a short walk to trendy Ritchie Market, this well maintained 3 bedroom bi-level, w/ LEGAL BASEMENT SUITE plus new GARAGE SUITE will be sure to impress. South facing windows allow for plenty of natural light in the spacious main floor. Vinyl windows throughout, many new! Open kitchen w/ NEW S/S appliances. Large primary BR w/ 2 pc ensuite, 2 more bedrooms & 4 pc bath w/ granite counters & new tile. Main floor has their own laundry downstairs. Legal 2 bedroom basement suite has ALL NEW WINDOWS & it's own in suite laundry! NEW HIGH EFFICIENT FURNACES & HWT (appx 3 yrs old). Top quality built garage suite completed in 2021, w/ vaulted ceilings, huge windows, large kitchen w/ quartz counters. King sized BR w/ walk through laundry & 4 pc beautiful jackn Jill ensuite. Use the suites as a huge mortgage helper, or enjoy the positive cashflow from this revenue property! (Some photos virtually staged)

Built in 1981

Essential Information

MLS® #	E4424243
Price	\$825,000



Bedrooms	6
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,210
Acres	0.00
Year Built	1981
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	8956 77 Avenue
Area	Edmonton
Subdivision	King Edward Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 0L9

Amenities

Amenities	On Street Parking, Deck, Vaulted Ceiling, Vinyl Windows, HRV System
Parking Spaces	2
Parking	Double Garage Detached, Over Sized

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Storage Shed, Stove-Electric, See Remarks, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-2, See Remarks, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Stucco, Vinyl
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Exterior Features	Back Lane, Fenced, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed March 6th, 2025

Days on Market 7

Zoning Zone 17

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Listing information last updated on March 13th, 2025 at 10:33am MDT