

Courtesy Of Adam T Dirksen Of Rimrock Real Estate

## \$679,000 - 8522 80 Avenue, Edmonton

MLS® #E4438866

**\$679,000**

4 Bedroom, 3.50 Bathroom, 1,493 sqft

Single Family on 0.00 Acres

King Edward Park, Edmonton, AB

**UNDER CONSTRUCTION IN KING EDWARD PARK – FALL 2025 POSSESSION!**

Currently at rough in stage! Here's your rare opportunity to own a high-income half duplex with a 1-bedroom legal basement suite!

Built by Platinum Living

Homes in Edmonton's premier infill builder known for quality homes at fair prices. Each unit features 9' ceilings on all levels, hardwood floors on the main, oversized windows, and custom tiled showers. Legal basement suites are 1-bedroom layouts and among the best on the market – commanding above-average rents. Detached double garages offer potential for garage suites (additional cost). Photos are from a previously built home with the same floor plan. Fantastic location with great walkability to restaurants, shopping, and more – and strong long-term upside as infill continues to grow. **BOTH SIDES OF THE DUPLEX CURRENTLY AVAILABLE!**

Built in 2025

### Essential Information

MLS® #	E4438866
Price	\$679,000
Bedrooms	4
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,493
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	8522 80 Avenue
Area	Edmonton
Subdivision	King Edward Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 0W3

### Amenities

Amenities	Ceiling 9 ft., No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Refrigerators-Two, Stoves-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Back Lane, Flat Site, Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 28th, 2025
Days on Market	41
Zoning	Zone 17

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Listing information last updated on July 7th, 2025 at 11:17pm MDT