

## \$889,900 - 8511 80 Avenue, Edmonton

MLS® #E4458543

**\$889,900**

4 Bedroom, 3.50 Bathroom, 2,326 sqft

Single Family on 0.00 Acres

King Edward Park, Edmonton, AB

Rare gem in King Edward Park! Enjoy a beautifully landscaped front yard w/ a serene waterfall, perfect from your front porch. Morning coffee or breakfast on the back porch anyone? Interior main offers open-concept living featuring a spacious living/dining area, large den (or future bedroom), cozy stone fireplace, engineered hardwood, coffered ceilings, & a bright white kitchen w/ granite counters, s/s appliances, & a corner pantry. Unique layout offers a mudroom & a bathroom nicely tucked near the back entrance. Upstairs provides a large primary suite w/ walk-in closet, a 5-piece ensuite w/ water closet, two good size bedrooms, all w/ new carpet. Add a 4-piece bath & the convenience of an upper level laundry room to the mix as well. A side entry f/ finished basement includes another stone fireplace in your recreation area, a 4th bedroom, a full bath & more. Exterior offers porches, patio area, fenced yard, irrigation system & oversized heated garage. Close to Bonnie Doon Mall, schools, parks, & transit!

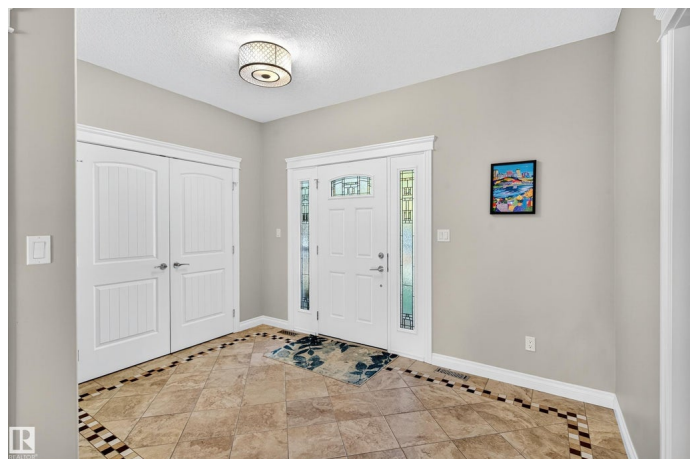
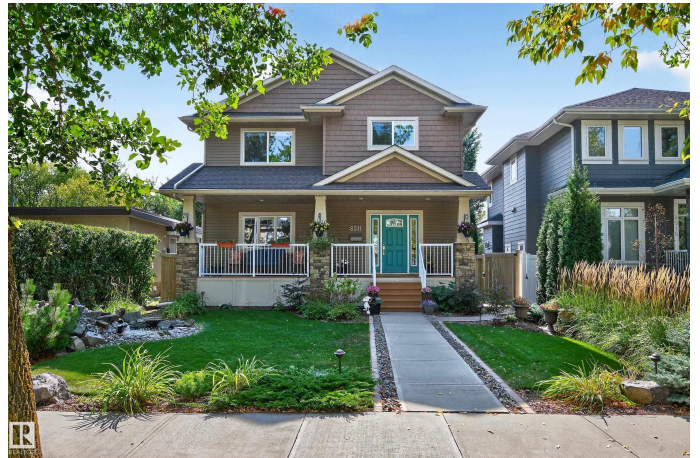
Built in 2014

### Essential Information

MLS® # E4458543

Price \$889,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,326                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 8511 80 Avenue   |
| Area        | Edmonton         |
| Subdivision | King Edward Park |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6C 0T2          |

### Amenities

|                |                                                                                                                  |
|----------------|------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, No Animal Home, No Smoking Home, Patio, Sprinkler Sys-Underground, Natural Gas BBQ Hookup |
| Parking Spaces | 4                                                                                                                |
| Parking        | Double Garage Detached, Over Sized                                                                               |

### Interior

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                       |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                              |
| Fireplace         | Yes                                                                                                                                    |
| Fireplaces        | Mantel, Stone Facing                                                                                                                   |
| Stories           | 3                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                    |
| Basement          | Full, Finished                                                                                                                         |

### Exterior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                         |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Paved Lane, Private Setting, Schools, Shopping Nearby, Treed Lot |
| Roof              | Asphalt Shingles                                                                                           |
| Construction      | Wood, Stone, Vinyl                                                                                         |
| Foundation        | Concrete Perimeter                                                                                         |

### **School Information**

|            |                     |
|------------|---------------------|
| Elementary | Donnan School       |
| Middle     | Kenilworth School   |
| High       | McNally High School |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 8                    |
| Zoning         | Zone 17              |

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Listing information last updated on September 26th, 2025 at 10:17pm MDT