

## \$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 3

Zoning Zone 17

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