

# \$319,000 - 8950 80 Avenue, Edmonton

MLS® #E4451851

## \$319,000

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          | \$319,000              |
| 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 Suite    | Yes                                                              |
| 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 | 16               |
| Zoning         | Zone 17          |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® 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 (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 23rd, 2025 at 11:17pm MDT