

## \$479,900 - 8333 80 Avenue, Edmonton

MLS® #E4432446

**\$479,900**

5 Bedroom, 2.00 Bathroom, 1,111 sqft

Single Family on 0.00 Acres

King Edward Park, Edmonton, AB

Situated in desirable King Edward Park, this charming raised bungalow offers over 2,000 sq ft of thoughtfully updated living space. The sunlit main floor features a spacious living room with large windows and built-in storage, a bright kitchen, 3 bedrooms, and a 4-pc bath. The fully finished basement has its own separate entrance and includes an updated second kitchen (2018), 2 bedrooms, a rec space, 3-pc bathroom with new fixtures (2018), laundry, and ample storage. Enjoy a beautifully landscaped backyard with a stone patio, breeze block BBQ surround and wall, garden beds with established raspberries, and a turfstone extension to the driveway offering extra parking. Detached single garage included. Major upgrades: new furnace and hot water tank (2018), new flooring in basement, bathroom, and upper kitchen (2018), upstairs hardwood refinished (2018), updated appliances. Steps to Mill Creek Ravine, an 8-minute walk to Bonnie Doon Centre, and only 10 minutes to downtown!

Built in 1960

### Essential Information

MLS® # E4432446

Price \$479,900

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,111                  |
| Acres          | 0.00                   |
| Year Built     | 1960                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Raised Bungalow        |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 8333 80 Avenue   |
| Area        | Edmonton         |
| Subdivision | King Edward Park |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6C 0S9          |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Off Street Parking, Detectors Smoke, Patio |
| Parking Spaces | 3  |
| Parking        | Single Garage Detached                     |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dishwasher-Portable, Dryer, Freezer, Refrigerator, Washer, Window Coverings, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Back Lane, Fenced, Park/Reserve, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter   |

**School Information**

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

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 7                |
| Zoning         | Zone 17          |

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Listing information last updated on May 1st, 2025 at 3:32am MDT