

\$679,000 - 8522 80 Av Nw, Edmonton

MLS® #E4460187

\$679,000

4 Bedroom, 4.00 Bathroom, 1,493 sqft
Single Family

King Edward Park, Edmonton, Alberta

UNDER CONSTRUCTION IN KING EDWARD
PARK â€“ FALL 2025 POSSESSION!

Currently at rough in stage! Hereâ€™s your
rare opportunity to own a high-income half
duplex with a 1-bedroom legal basement suite!
Built by Platinum Living

Homesâ€™ Edmontonâ€™s premier infill builder
known for quality homes at fair prices. Each
unit features 9â€™ 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 marketâ€™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 moreâ€™and strong long-term
upside as infill continues to grow. BOTH
SIDES OF THE DUPLEX CURRENTLY
AVAILABLE! (id:6289)

Built in 2025

Essential Information

Listing #	E4460187
Price	\$679,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,493



Year Built	2025
Type	Single Family
Sub-Type	Freehold

Community Information

Address	8522 80 Av Nw
Subdivision	King Edward Park
City	Edmonton
Province	Alberta
Postal Code	T6C0W3

Amenities

Amenities	Golf Course, Playground, Public Transit, Schools, Shopping, Ceiling - 9ft
Features	Flat site, Lane, No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Detached Garage
# of Garages	1

Interior

Appliances	Garage door opener remote(s), Garage door opener, Hood Fan, Microwave Range Hood Combo, Refrigerator, Two stoves, Dishwasher
Heating	Forced air
# of Stories	2
Has Basement	Yes
Basement	Suite

Listing Details

Listing Office	Rimrock Real Estate
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