

Courtesy Of Adam T Dirksen Of Rimrock Real Estate

# \$679,000 - 8522 80 Avenue, Edmonton

MLS® #E4460187

**\$679,000**

4 Bedroom, 3.50 Bathroom, 1,493 sqft  
Single Family on 0.00 Acres

King Edward Park, Edmonton, AB

UNDER CONSTRUCTION IN KING EDWARD  
PARK “ FALL 2025 POSSESSION!

Currently at rough in stage! Here’s your  
rare opportunity to own a high-income half  
duplex with a 1-bedroom legal basement suite!

Built by Platinum Living

Homes in Edmonton’s premier infill builder  
known for quality homes at fair prices. Each  
unit features 9’ 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 market—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 more—and strong long-term  
upside as infill continues to grow. BOTH  
SIDES OF THE DUPLEX CURRENTLY  
AVAILABLE!

Built in 2025

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4460187  |
| Price     | \$679,000 |
| Bedrooms  | 4         |
| Bathrooms | 3.50      |



|                |               |
|----------------|---------------|
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,493         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 8522 80 Avenue   |
| Area        | Edmonton         |
| Subdivision | King Edward Park |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6C 0W3          |

### Amenities

|                |                                                |
|----------------|------------------------------------------------|
| Amenities      | Ceiling 9 ft., No Animal Home, No Smoking Home |
| Parking Spaces | 4                                              |
| Parking        | Double Garage Detached                         |

### Interior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                           |
| Appliances        | Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Refrigerators-Two, Stoves-Two, Dishwasher-Two |
| Heating           | Forced Air-2, Natural Gas                                                                                  |
| Stories           | 3                                                                                                          |
| Has Suite         | Yes                                                                                                        |
| Has Basement      | Yes                                                                                                        |
| Basement          | Full, Finished                                                                                             |

### Exterior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                                                                                         |
| Exterior Features | Back Lane, Flat Site, Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                            |

|              |                     |
|--------------|---------------------|
| Construction | Wood, Stone, Stucco |
| Foundation   | Concrete Perimeter  |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2025 |
| Days on Market | 5                 |
| 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 October 6th, 2025 at 5:17am MDT