

## \$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	2
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 April 26th, 2025 at 10:02am MDT