

## \$979,900 - 8915 80 Avenue, Edmonton

MLS® #E4439475

**\$979,900**

6 Bedroom, 4.00 Bathroom, 2,302 sqft

Single Family on 0.00 Acres

King Edward Park, Edmonton, AB

Welcome to your dream home, 4 bed, 3 baths plus a legally approved lower-level suite. Enjoy reduced utility expenses thanks to the home's exceptional SOLAR PANEL installation. As you step inside, you'll be welcomed by a custom-built wall unit. The luxurious open concept kitchen is equipped with quartz countertops, gas stove, built-in oven & drink fridge. At the back entrance, a mudroom leads to an entertainment-ready deck, with a stunning yard boasting mature trees, a garden, a playset, and a double detached garage. The main level offers a versatile space that can serve as a bedroom or office, complete with a spacious walk-in closet and 3-piece bath. The upper level includes a convenient laundry room, 2 large bedrooms with generous closet space, and 4-piece bath. The exquisite master bedroom features a 5 piece en-suite with a luxurious oversized bathtub and walk-in closet. The lower-level legal suite presents a fantastic opportunity with 9 foot ceilings, 2 bedrooms, full kitchen, & private entrance.

Built in 2015

### Essential Information

MLS® # E4439475

Price \$979,900

Bedrooms 6



Bathrooms	4.00
Full Baths	4
Square Footage	2,302
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	8915 80 Avenue
Area	Edmonton
Subdivision	King Edward Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 0T6

### Amenities

Amenities	On Street Parking, Air Conditioner, Bar, Ceiling 9 ft., Closet Organizers, Deck, Wall Unit-Built-In, Solar Equipment
Parking	Double Garage Detached, Parking Pad Cement/Paved

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dryer, Oven-Built-In, Oven-Microwave, Stacked Washer/Dryer, Stove-Gas, Washer, Refrigerators-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Fiber Cement, Metal, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles

Construction	Wood, Fiber Cement, Metal, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Avonmore & Donnan
Middle	Ottwell Jr High
High	Vimy Ridge

**Additional Information**

Date Listed	May 30th, 2025
Days on Market	11
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 June 10th, 2025 at 1:32pm MDT