

# \$359,000 - 8538 76 Avenue, Edmonton

MLS® #E4447679

**\$359,000**

3 Bedroom, 1.00 Bathroom, 1,343 sqft  
Single Family on 0.00 Acres

King Edward Park, Edmonton, AB

Attention developers and investors. A great opportunity to build on a 49.5 foot wide x 117.5 foot deep lot in the desirable neighbourhood of King Edward Park. Build your dream home or a duplex with basement suites to maximize the potential for this location! This home could also be suitable as a rental or for someone looking to take on a project. Great location and great potential! Steps away from Mill Creek Ravine, close to several amenities, schools, and parks.

Built in 1949

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4447679               |
| Price          | \$359,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 1,343                  |
| Acres          | 0.00                   |
| Year Built     | 1949                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

## Community Information

Address 8538 76 Avenue



|             |                  |
|-------------|------------------|
| Area        | Edmonton         |
| Subdivision | King Edward Park |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6C 0J3          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Single Garage Detached |

### Interior

|              |   |
|--------------|---|
| Appliances   | Refrigerator, Stove-Electric, See Remarks |
| Heating      | Forced Air-1, Natural Gas                 |
| Stories      | 1   |
| Has Basement | Yes                                       |
| Basement     | None, No Basement                         |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Stucco       |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco       |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 14th, 2025 |
| Days on Market | 1               |
| Zoning         | Zone 17         |

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Listing information last updated on July 15th, 2025 at 6:32am MDT