

## **\$599,900 - 8727 77 Avenue, Edmonton**

MLS® #E4438125

**\$599,900**

4 Bedroom, 3.50 Bathroom, 1,620 sqft

Single Family on 0.00 Acres

King Edward Park, Edmonton, AB

Incredible opportunity in west King Edward Park - steps to Mill Creek Ravine and Donnan School! Fantastic curb appeal and elevated finishings - this home shows a 10! Main floor offers spacious kitchen w/ gas stove & large custom pantry, den/dining room, plus large living room w/ 2nd dining space. Upper level offers three bedrooms including primary w/ walk-in closet and 5 pc ensuite, laundry room w/ sink, drying rack & storage, PLUS another full bath with stunning 5â€™™ shower. Fully finished basement has separate side entrance, large rec room with rough-in for a wet bar/second kitchen, spacious bedroom, 4 pc bath plus TONS of storage! Enjoy the sunny, south-facing yard w/ large deck and mature, professional landscaping plus an insulated DBL garage. Other features: hardwood, quartz, custom Hunter Douglas window coverings, custom closet organizers throughout, fresh paint & more! King Edward Park is a sought-after, mature community with beautiful tree-lined streets an great access to amenities and green spaces!

Built in 2015

### **Essential Information**

MLS® # E4438125

Price \$599,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,620
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	8727 77 Avenue
Area	Edmonton
Subdivision	King Edward Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 0L6

### Amenities

Amenities	Ceiling 9 ft., Closet Organizers, Deck, No Animal Home, No Smoking Home, Vinyl Windows, Infill Property, Natural Gas BBQ Hookup
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Composition, Stucco
Exterior Features	Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Composition, Stucco
Foundation	Concrete Perimeter

**School Information**

Elementary	Donnan
Middle	Kenilworth   Vimy Ridge
High	McNally

**Additional Information**

Date Listed	May 23rd, 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 May 25th, 2025 at 10:17am MDT