

Courtesy Of Cathy Nguyen Of Liv Real Estate

\$825,000 - 8956 77 Avenue, Edmonton

MLS® #E4424243

\$825,000

6 Bedroom, 3.50 Bathroom, 1,210 sqft
Single Family on 0.00 Acres

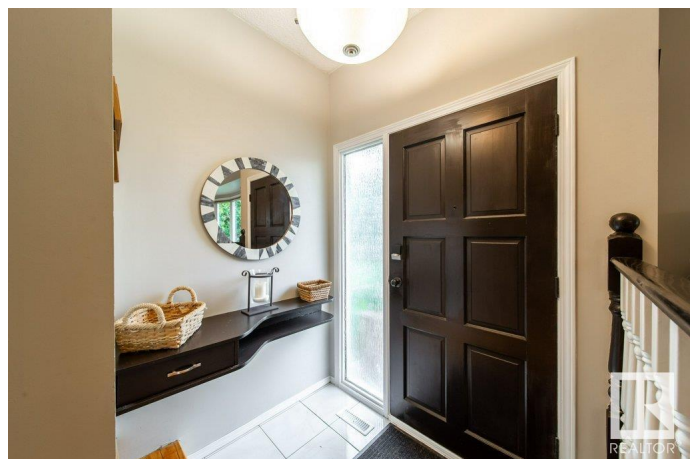
King Edward Park, Edmonton, AB

Calling all savvy home buyers & investors!
Amazing opportunity to own 3 LEGAL SUITES! 1 block from Mill Creek Ravine & a short walk to trendy Ritchie Market, this well maintained 3 bedroom bi-level, w/ LEGAL BASEMENT SUITE plus new GARAGE SUITE will be sure to impress. South facing windows allow for plenty of natural light in the spacious main floor. Vinyl windows throughout, many new! Open kitchen w/ NEW S/S appliances. Large primary BR w/ 2 pc ensuite, 2 more bedrooms & 4 pc bath w/ granite counters & new tile. Main floor has their own laundry downstairs. Legal 2 bedroom basement suite has ALL NEW WINDOWS & it's own in suite laundry! NEW HIGH EFFICIENT FURNACES & HWT (appx 3 yrs old). Top quality built garage suite completed in 2021, w/ vaulted ceilings, huge windows, large kitchen w/ quartz counters. King sized BR w/ walk through laundry & 4 pc beautiful jackn Jill ensuite. Use the suites as a huge mortgage helper, or enjoy the positive cashflow from this revenue property! (Some photos virtually staged)

Built in 1981

Essential Information

| | |
|--------|-----------|
| MLS® # | E4424243 |
| Price | \$825,000 |



| | |
|----------------|------------------------|
| Bedrooms | 6 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,210 |
| Acres | 0.00 |
| Year Built | 1981 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 8956 77 Avenue |
| Area | Edmonton |
| Subdivision | King Edward Park |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6C 0L9 |

Amenities

| | |
|----------------|---|
| Amenities | On Street Parking, Deck, Vaulted Ceiling, Vinyl Windows, HRV System |
| Parking Spaces | 2 |
| Parking | Double Garage Detached, Over Sized |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Storage Shed, Stove-Electric, See Remarks, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating | Forced Air-2, See Remarks, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|----------|----------------------------|
| Exterior | Wood, Brick, Stucco, Vinyl |
|----------|----------------------------|

| | |
|-------------------|---|
| Exterior Features | Back Lane, Fenced, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Brick, Stucco, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed March 6th, 2025

Days on Market 8

Zoning Zone 17

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Listing information last updated on March 14th, 2025 at 10:47am MDT