

# \$599,900 - 9120 80 Avenue, Edmonton

MLS® #E4454250

**\$599,900**

4 Bedroom, 2.00 Bathroom, 1,499 sqft

Single Family on 0.00 Acres

King Edward Park, Edmonton, AB

Step into timeless charm with this character-filled 2.5-storey home in King Edward Park — one of the community's most sought-after locations, right across from Donnan Park & steps to the Mill Creek Ravine. Bursting with warmth & pride of ownership, this home showcases original wood trim, gleaming hardwood flrs & bright, inviting spaces thruout. The main flr welcomes you with a spacious foyer, sunlit living rm with park views, formal dining rm surrounded by windows & cheerful kitchen. A proper mud rm leads into a stunning sun rm with heated flrs & walls of glass — the perfect spot to relax year-round. Upstairs offers 4 spacious bdrms & a beautifully renovated bath with clawfoot tub, while the finished bsmt provides a large rec rm & full bath. The half-storey is brimming with potential, ready to be transformed. Outside, enjoy a private yard with RV parking & dbl garage topped with finished loft — complete with its own office. A rare opportunity to own a piece of Edmonton's history in a location you'll love.

Built in 1908

## Essential Information

MLS® # E4454250

Price \$599,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,499                  |
| Acres          | 0.00                   |
| Year Built     | 1908                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 9120 80 Avenue   |
| Area        | Edmonton         |
| Subdivision | King Edward Park |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6C 0T8          |

### Amenities

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

### Interior

|              |                                                                                                   |
|--------------|---------------------------------------------------------------------------------------------------|
| Appliances   | Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                         |
| Stories      | 3                                                                                                 |
| Has Basement | Yes                                                                                               |
| Basement     | Full, Finished                                                                                    |

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior          | Wood             |
| Exterior Features | See Remarks      |
| Roof              | Asphalt Shingles |
| Construction      | Wood             |
| Foundation        | Block            |

### Additional Information

Date Listed August 22nd, 2025

Days on Market 23

Zoning Zone 17

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