

## \$610,000 - 8910 77 Avenue, Edmonton

MLS® #E4434001

**\$610,000**

3 Bedroom, 2.00 Bathroom, 1,702 sqft

Single Family on 0.00 Acres

King Edward Park, Edmonton, AB

Fall in Love with this charming and sophisticated character home completely updated in an ideal location w/3 beds + 2 baths! The renovations throughout elevate the style while maintaining its charm inside and out. The large front windows bring the sunshine in and flows to a bright main floor, including a new kitchen and new flooring throughout. The dining and kitchen boast 10' ceilings with access to a private beautiful yard, home to perennials and garden boxes! Laundry is on the main w/updated full bath. 2nd flr has 3 good-sized bedrooms with storage and new bath w/freestanding tub! Need for more storage or living space? A finished loft above garage+260 extra sqft space for a home office/studio or play area for kids! The home is complete with a long list of updates, some: new high-efficiency furnace & hot water tank, shingles, windows, patio door. Even the bsmt is freshly painted, has plenty of storage Perfectly situated just steps from Ravine, the vibrant dining scene, close to UofA, Whyte Ave & DT!!

Built in 1925

### Essential Information

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Price \$610,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,702
Acres	0.00
Year Built	1925
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	8910 77 Avenue
Area	Edmonton
Subdivision	King Edward Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 0L9

### **Amenities**

Amenities	Bar, Deck, No Smoking Home, Vinyl Windows
Parking Spaces	3
Parking	Single Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings, Wine/Beverage Cooler, See Remarks, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Woodstove
Stories	3
Has Basement	Yes
Basement	See Remarks

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Back Lane, Fenced, Low Maintenance Landscape, Playground Nearby,

Schools, Shopping Nearby, Vegetable Garden, See Remarks

Lot Description	33'x132'
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Donnan School
Middle	Vimy Ridge
High	Strathcona

### Additional Information

Date Listed	May 2nd, 2025
Days on Market	7
Zoning	Zone 17

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