

# \$509,500 - 8527 77 Avenue, Edmonton

MLS® #E4452301

**\$509,500**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

King Edward Park, Edmonton, AB

Very rare opportunity! Vacant lot on a quiet street in King Edward – centrally located with easy access to all areas of Edmonton. The lot measures 49.54 x 130.25 ft (6,444 sq. ft.) and is zoned RF3, providing flexibility for a variety of developments. Located right across from King Edward Park, it offers a peaceful setting away from the hustle and bustle, yet is perfectly positioned to enjoy the area’s abundant amenities. This property features infill potential, where the City of Edmonton may allow up to 7 dwelling units to maximize rental income. Whether you envision a dream home, multi-unit property, front/back duplex, or an income-generating investment such as a 4-plex with 2 basement suites and a garage suite – the possibilities are substantial. This picturesque residential street is lined with several beautiful custom-built homes. The walkable neighbourhood has it all: restaurants, fitness centres, yoga studios, grocery stores, shopping, excellent schools, and easy transit to the UofA & Dtown via LRT.



## Essential Information

MLS® #	E4452301
Price	\$509,500
Bathrooms	0.00
Acres	0.00

Type	Single Family
Sub-Type	Vacant Lot/Land
Status	Active

### **Community Information**

Address	8527 77 Avenue
Area	Edmonton
Subdivision	King Edward Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 0L5

### **Exterior**

Exterior Features Back Lane, Flat Site, Level Land, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby

### **Additional Information**

Date Listed	August 10th, 2025
Days on Market	27
Zoning	Zone 17

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Listing information last updated on September 6th, 2025 at 12:02pm MDT