

## \$550,000 - 8527 77 Avenue, Edmonton

MLS® #E4441176

**\$550,000**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

King Edward Park, Edmonton, AB

Very rare opportunity! Vacant lot on quiet street in King Edward. Centrally located with easy access to all areas of Edmonton. The lot is 49.54 x 130.25 ft (6444 Sqft LOT) and zoned RF3 which would also allow for multitude of other builds if you choose., right across King Edward Park. Away from the hustle and bustle, yet perfectly placed to enjoy the multitude of amenities in the area. Perfect location to build your dream home, multi-unit property, front and back duplex, or investment properties! Even a 4 plex with 2 basement suite and garage suite could be built for maximum income approach. 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, easy transport University of Alberta and to downtown via LRT/Bus.

### Essential Information

MLS® #	E4441176
Price	\$550,000
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                  June 7th, 2025  
Days on Market          10  
Zoning                        Zone 17

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Listing information last updated on June 17th, 2025 at 10:48am MDT