

## \$579,000 - 9130 77 Avenue, Edmonton

MLS® #E4463589

**\$579,000**

2 Bedroom, 2.50 Bathroom, 1,842 sqft

Single Family on 0.00 Acres

King Edward Park, Edmonton, AB

Just steps from the Mill Creek Ravine, this 2½ storey half duplex offers exceptional space and versatility! The main floor features a cozy living room with fireplace and large windows, a dining area open to the second floor, a bright kitchen with attached home office space, and a convenient 2-pc bathroom. Upstairs, you will find 2 bedrooms including a large primary ensuite with separate shower stall and a jetted tub. The third floor boasts a spacious family room – perfect for relaxing or entertaining. The finished basement offers even more living options with a den and large walk-in closet, 4-pc bath, second kitchen, small family room, laundry area and utility/storage room. Enjoy outdoor living on the deck and extra storage in the alley-accessed detached double garage with attached shelving. Ideal location near trails, parks, Bonnie Doon Mall, many great area restaurants and amenities!

Built in 1992

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4463589  |
| Price      | \$579,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                   |
|----------------|-------------------|
| Half Baths     | 1                 |
| Square Footage | 1,842             |
| Acres          | 0.00              |
| Year Built     | 1992              |
| Type           | Single Family     |
| Sub-Type       | Half Duplex       |
| Style          | 2 and Half Storey |
| Status         | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 9130 77 Avenue   |
| Area        | Edmonton         |
| Subdivision | King Edward Park |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6C 0M2          |

### Amenities

|                |                                                                                      |
|----------------|--------------------------------------------------------------------------------------|
| Amenities      | Deck, Front Porch, Hot Water Natural Gas, No Animal Home, Vinyl Windows, See Remarks |
| Parking Spaces | 2                                                                                    |
| Parking        | Double Garage Detached                                                               |

### Interior

|                   |                                                                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                             |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Freezer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Washer, Window Coverings, Stoves-Two, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                                          |
| Fireplaces        | See Remarks                                                                                                                                                                  |
| Stories           | 4                                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                                          |
| Basement          | Full, Finished                                                                                                                                                               |

### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                    |
| Exterior Features | Back Lane, Cross Fenced, Fenced, Landscaped, Level Land, Paved |

Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Treed Lot

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 26th, 2025 |
| Days on Market | 7                  |
| Zoning         | Zone 17            |

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Listing information last updated on November 2nd, 2025 at 1:47am MDT