

# \$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 |
| Lease Rate | \$15      |
| 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 | 44                |
| Zoning         | Zone 17           |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 23rd, 2025 at 12:17pm MDT