Courtesy Of Ricky Chowdhury Of Century 21 All Stars Realty Ltd

$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 â€” 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 areaâ€™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 â€” 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	16
Zoning	Zone 17

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Listing information last updated on August 26th, 2025 at 1:02am MDT