



## 8331 80 Avenue Edmonton AB

\$374,800

This FAMILY FRIENDLY 1344 sq.ft. home is nestled in King Edward Park and offers THREE BEDROOMS upstairs and THREE BATHROOMS. The master bedroom is 15.7'X12'. The \$43,000 BASEMENT REDEVELOPMENT and \$11,500 SOUTH FACING COMPOSITE DECK were done in 2022. Other upgrades: 35 year SHINGLES in 2010 + HOT WATER TANK in 2013. Things the seller likes about this home: it's walking distance to Bonnie Doon Mall, Donnan School is 2 blocks away, and across from the school there is a Medi Centre, pharmacy, hair salon, pet groomer, fitness centre, and more. Plus, the MATURE ELM TREES that LINE BOTH SIDES OF THE STREET, the WALKING TRAILS of MILL CREEK RAVINE are nearby, and it's an active community that offers lots of programs. Very importantly, it's a great neighborhood with great neighbors on all sides. Donnan School is 2 blocks away and offers a Sports Alternative Program. The Valley Line LRT has two stations 2-3 blocks away to the north or south, and the train is quiet. This is a non-smoking and pet free home.

Listing Presented By:



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