

Courtesy Of Jenn Geenen Of Grassroots Realty Group

## \$449,900 - 8006 75 Street, Edmonton

MLS® #E4449702

**\$449,900**

4 Bedroom, 2.00 Bathroom, 1,304 sqft

Single Family on 0.00 Acres

King Edward Park, Edmonton, AB

Welcome to this updated gem in the highly desirable community of King Edward Park. Fully finished on 3 levels, this home strikes the perfect balance between character and modern style. The main floor features a bright white kitchen with plenty of cabinetry, trendy gold hardware, new dishwasher, and a spacious dining area. The living room is warm and inviting with a stunning feature wall & built-in cabinetry—a perfect space to relax or entertain. A large office/bedroom sits conveniently next to the stylish 3-piece bathroom, adding flexibility to the main floor layout. Upstairs, you’ll find 2 oversized bedrooms with tons of natural light and ample space to unwind. A newly finished basement offers a private entrance and includes a brand-new 4pc bathroom, spacious laundry area with newer appliances, a large bedroom, and the opportunity to easily add a secondary kitchen. Situated on a large RS-zoned lot with loads of off-street parking and close proximity to every amenity, the opportunities are endless!!!

Built in 1950

### Essential Information

MLS® # E4449702

Price \$449,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,304                  |
| Acres          | 0.00                   |
| Year Built     | 1950                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 8006 75 Street   |
| Area        | Edmonton         |
| Subdivision | King Edward Park |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6C 2G7          |

### Amenities

|                |                                                                                                                               |
|----------------|-------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Deck, Hot Water Natural Gas, No Smoking Home, R.V. Storage, Vinyl Windows, See Remarks |
| Parking Spaces | 4                                                                                                                             |
| Parking        | Single Garage Detached                                                                                                        |

### Interior

|              |                                                                                                                                              |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Storage Shed, Stove-Gas, Washer, Refrigerators-Two, TV Wall Mount |
| Heating      | Forced Air-1, Natural Gas                                                                                                                    |
| Stories      | 3                                                                                                                                            |
| Has Basement | Yes                                                                                                                                          |
| Basement     | Full, Finished                                                                                                                               |

### Exterior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                   |
| Exterior Features | Back Lane, Fenced, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |

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

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 16              |
| 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 August 9th, 2025 at 10:47pm MDT