

# King Edward Park



## 8155 – 80 Avenue NW

### \$325,000

**Neighbourhood:** King Edward Park  
**Legal Description:** Plan 1738HW, Block 37, Lot 32  
**Sector:** Southeast Central  
**Total Land Area:** 5,855 square feet (more or less)  
**City Holding No.:** 1008066  
**City File No.:** CS210094

**Existing Land Use Zone:** **RF3 – Small Scale Infill Development Zone**

**Tax Roll Number:** 10978033  
**Estimated Taxes 2022:** \$2,595.88  
(subject to verification by Assessment and Taxation)  
**Annual Local Imp. Charges:** \$161.68

**Last Update:** January 13, 2023

**Buyer's Application Form**

**PDF FORM – DOWNLOAD** (scan, email or mail)

The City of Edmonton is pleased to offer the opportunity to own a 2 bedroom single-detached house in a neighbourhood of King Edward Park. It is located in close proximity to a new Valley Line – Southeast LRT, and features excellent access to Mill Creek Ravine, University of Alberta, Bonnie Doon Shopping Centre, and Whyte Avenue.

This 872 square feet house was built in 1950. It is wood-framed bungalow with partially finished basement with a shed on site.

The information contained herein is believed to be true, but does not constitute a contract. Buyers should verify all information to their own satisfaction. Price, terms and conditions are subject to change within notice. GST is not included in price.

FOR SALE – SINGLE-FAMILY RESIDENTIAL PROPERTY

# King Edward Park

Edmonton



Single Family  
Bungalow Style



872 square feet  
(more or less)



2 Bedrooms



1 Full Bathroom



Kitchen



Living Room



Bedroom



Basement

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# King Edward Park

Edmonton



REAL ESTATE  
FINANCIAL AND  
CORPORATE SERVICES



**SUBJECT PROPERTY** (AREA=544.00 Sq.m)

**LEGAL:**

**KING EDWARD PARK -  
LOT 32, BLOCK 37, PLAN 1738HW**





# King Edward Park

## Conditions of Sale

1. All sales are subject to approval of the Branch Manager of Real Estate, Financial and Corporate Services, and/or the Executive Committee of the City Council.
2. The Buyer will be required to submit a deposit cheque in the amount of 10% of the purchase upon execution of a sales agreement.
3. The property is being sold on a strictly "as is", "where is" basis. Any representations or information regarding the size, configuration, dimensions, zoning, utility services, environmental quality/liability, soil conditions or developability with respect to the property are taken and relied upon at the Buyers sole risk; the Buyer has an obligation to ascertain the accuracy of all such information.
4. The successful applicant will be required to represent and warrant that it is not prohibited from purchasing the property under *The Purchase of Residential Property by Non-Canadians Act*, S.C. 2022, c. 1, s. 235, and the regulations thereunder, as amended from time to time.

## Purchase Process

1. All interested parties must submit a **buyer's application form** to the City. If your submission is deemed acceptable, the City may contact you to further negotiate and formalize a sale agreement. All submissions should be **emailed to:**

**[propertysales@edmonton.ca](mailto:propertysales@edmonton.ca)**

Email Subject Line: "King Edward Park – Submission"

or **Mail to:**

Attn: Supervisor, Property Sales  
10th Floor Edmonton Tower  
10111 – 104 Avenue NW  
Edmonton, AB T5J 0J4

2. Buyers must acknowledge the involvement or assistance of any Licensed Real Estate Brokers within their submission.
3. The City reserves the right at its discretion, to accept, reject or further negotiate with any or all applicants and/or cancel or modify this offering.



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