

## \$650,000 - 7803 77 Street, Edmonton

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MLS® #E4463578

**\$650,000**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

King Edward Park, Edmonton, AB

Investor Alert! Rare shovel-ready multi-family development opportunity in King Edward Park. Approved for an 8-unit building, each featuring a 2-bedroom upper suite and a 2-bedroom basement suite, a total of 16 bedrooms across 8 units. Fully CMHC-compliant design meeting the latest energy efficiency and building standards. The sale includes complete architectural, structural, civil, and landscaping drawings, along with approved development and building permits, ready for immediate construction. The lot is clear with no demolition required, and EPCOR services have already been paid (valued at \$20,000). The project includes 4 single-car garages, separate entrances, and independent mechanical systems, making it an ideal purpose-built rental property. Prime central location just steps from the LRT, bike trails, and minutes to downtown, the University of Alberta, hospitals, shopping, schools, and the river valley. A true turnkey investment opportunity for builders and investors.



### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4463578  |
| Price      | \$650,000 |
| Lease Rate | \$15      |
| Bathrooms  | 0.00      |

|          |                 |
|----------|-----------------|
| Acres    | 0.00            |
| Type     | Single Family   |
| Sub-Type | Vacant Lot/Land |
| Status   | Active          |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 7803 77 Street   |
| Area        | Edmonton         |
| Subdivision | King Edward Park |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6C 0M7          |

### Exterior

|                   |            |
|-------------------|------------|
| Exterior Features | Corner Lot |
|-------------------|------------|

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 26th, 2025 |
| Days on Market | 1                  |
| Zoning         | Zone 17            |

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Listing information last updated on October 27th, 2025 at 3:32pm MDT