

## \$675,000 - 8534 81 Avenue, Edmonton

MLS® #E4451940

**\$675,000**

4 Bedroom, 3.50 Bathroom, 1,793 sqft

Single Family on 0.00 Acres

King Edward Park, Edmonton, AB

### GORGEOUS HOME! AMAZING VALUE!

Located in popular King Edward Park, is this modern and beautifully designed 2 storey home! It offers nearly 1800 square feet plus a FULLY FINISHED basement! Featuring an open concept kitchen with high end finishings, stainless steel appliances, useable island, pantry and large dining area. Spacious living room with attractive gas fireplace. Main floor flex room/office and powder room. Upstairs are 3 generous bedrooms, laundry room and a 4 piece bathroom. BEAUTIFUL ENSUITE and walk-in closet in the Primary Bedroom. The basement offers a family room, 4th bedroom, 3 piece bathroom and kitchenette. Lovely and fully fenced and landscaped backyard with deck to enjoy! DOUBLE detached and heated garage. CENTRAL A/C too! Prime location close to LRT, Mill Creek Ravine, parks, U of A, and downtown. See it today! Visit REALTOR® website for more information.

Built in 2019

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4451940  |
| Price      | \$675,000 |
| Bedrooms   | 4         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,793                  |
| Acres          | 0.00                   |
| Year Built     | 2019                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 8534 81 Avenue   |
| Area        | Edmonton         |
| Subdivision | King Edward Park |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6C 0W4          |

### Amenities

|           |                                |
|-----------|--------------------------------|
| Amenities | Air Conditioner, Deck          |
| Parking   | Double Garage Detached, Heated |

### Interior

|                   |                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                 |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                        |
| Fireplace         | Yes                                                                                                                                              |
| Fireplaces        | Tile Surround                                                                                                                                    |
| Stories           | 3                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                              |
| Basement          | Full, Finished                                                                                                                                   |

### Exterior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                |
| Exterior Features | Back Lane, Landscaped, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                           |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 3                |
| 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 11th, 2025 at 9:17pm MDT