

## \$575,000 - 8347 81 Avenue, Edmonton

MLS® #E4450738

**\$575,000**

4 Bedroom, 2.00 Bathroom, 1,505 sqft

Single Family on 0.00 Acres

King Edward Park, Edmonton, AB

Welcome to this beautifully updated 1505 sq ft 2-storey home in the family-friendly neighborhood of King Edward Park. The bright & open main floor features an upgraded kitchen with newer cabinets, countertops, flooring, & stainless steel appliances, along with a spacious living room, formal dining area, den/bedroom, and a renovated full bathroom. Upstairs there are soaring ceilings, a massive primary suite complete with a walk in closet, space for a sitting area & a balcony. Two additional well-sized bedrooms, and a second full bath. The fully finished basement includes a large rec room, bedroom, & ample storage. Recent upgrades: new furnace, tankless on-demand hot water, central A/C, new shingles, windows, and more. Enjoy a private south-facing backyard, fully fenced, Plenty of room to run around, fire pit, & a double detached garage. Ideally located near all amenities—Whyte Avenue, schools, LRT, shopping, and transit—yet nestled on a quiet, tree-lined street. Exceptional value in a fantastic home!

Built in 1951

### Essential Information

MLS® # E4450738

Price \$575,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,505                  |
| Acres          | 0.00                   |
| Year Built     | 1951                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 8347 81 Avenue   |
| Area        | Edmonton         |
| Subdivision | King Edward Park |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6C 0W1          |

### Amenities

|           |                                                                           |
|-----------|---------------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Hot Water Instant, No Animal Home, No Smoking Home |
| Parking   | Double Garage Detached                                                    |

### Interior

|              |                                                                                                                                                                 |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                       |
| Stories      | 3                                                                                                                                                               |
| Has Basement | Yes                                                                                                                                                             |
| Basement     | Full, Finished                                                                                                                                                  |

### Exterior

|                   |                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                     |
| Exterior Features | Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                |

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

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 2                |
| Zoning         | Zone 17          |

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Listing information last updated on August 3rd, 2025 at 9:17am MDT