

Courtesy Of Arvin Guillermo Of Exp Realty

## \$539,900 - 8307 81 Avenue, Edmonton

MLS® #E4458588

**\$539,900**

4 Bedroom, 3.50 Bathroom, 1,539 sqft

Single Family on 0.00 Acres

King Edward Park, Edmonton, AB

SPACIOUS | MODERN | WELL-LOCATED. Step inside this 2-STOREY HALF DUPLEX in KING EDWARD PARK and youâ€™ll find a home designed for todayâ€™s lifestyle. The OPEN MAIN FLOOR is bright with large windows and features a stylish KITCHEN with QUARTZ COUNTERS, a large ISLAND for casual dining, and plenty of storage. A tucked-away HALF BATH adds convenience for family and guests. Upstairs, the PRIMARY SUITE includes a WALK-IN CLOSET and ENSUITE, complemented by 2 more bedrooms and UPSTAIRS LAUNDRY. The FULLY FINISHED BASEMENT extends your living space with a REC ROOM, fourth BEDROOM, and a FULL BATH perfect for guests. FEATURES: A/C, central water filtration, reverse osmosis system, newer kitchen appliances. Close to WHYTE AVE, MILL CREEK RAVINE, U OF A, LRT, and major roadways including the HENDAY with easy access to DOWNTOWN. KING EDWARD PARK is a central and thriving community, making this property not just a home, but a smart long-term INVESTMENT.

Built in 2014

### Essential Information

MLS® # E4458588

Price \$539,900



|                |               |
|----------------|---------------|
| Bedrooms       | 4             |
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,539         |
| Acres          | 0.00          |
| Year Built     | 2014          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 8307 81 Avenue   |
| Area        | Edmonton         |
| Subdivision | King Edward Park |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6C 0W1          |

### Amenities

|                |                                                                                               |
|----------------|-----------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Air Conditioner, Ceiling 9 ft., Detectors Smoke, Smart/Program. Thermostat |
| Parking Spaces | 3                                                                                             |
| Parking        | Double Garage Detached, Front/Rear Drive Access, Parking Pad Cement/Paved                     |

### Interior

|                   |                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                |
| 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, Metal, Stone, Vinyl                                                                                                                                                           |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Paved Lane, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                                                    |
| Construction      | Wood, Metal, Stone, Vinyl                                                                                                                                                           |
| Foundation        | Concrete Perimeter                                                                                                                                                                  |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 28                   |
| Zoning         | Zone 17              |

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Listing information last updated on October 17th, 2025 at 12:03pm MDT