

## \$649,500 - 8534 81 Avenue, Edmonton

MLS® #E4459079

**\$649,500**

4 Bedroom, 3.50 Bathroom, 1,793 sqft

Single Family on 0.00 Acres

King Edward Park, Edmonton, AB

**OUTSTANDING VALUE & GORGEOUS HOME!!** 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. Priced to sell!!! See it today! Visit **REALTOR®** website for more information.

Built in 2019

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4459079  |
| Price     | \$649,500 |
| 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    | September 23rd, 2025 |
| Days on Market | 24                   |
| Zoning         | Zone 17              |

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Listing information last updated on October 17th, 2025 at 2:17am MDT