

Courtesy Of Devin B Gray and James J Knull Of Exp Realty

\$524,900 - 7942 81 Avenue, Edmonton

MLS® #E4432828

\$524,900

3 Bedroom, 2.50 Bathroom, 1,463 sqft

Single Family on 0.00 Acres

King Edward Park, Edmonton, AB

Stunning Half Duplex in Sought-After King Edward Park – Perfect for families or investors with suite potential! Step inside to soaring 9-foot ceilings, oversized windows, and a bright, open layout that radiates warmth and style. The heart of the home is a massive island kitchen with abundant counter space and sleek cabinetry—ideal for entertaining or everyday life. The spacious living and dining areas flow effortlessly, while a custom mudroom with built-in storage adds function and flair. Upstairs, you'll find three spacious bedrooms, including a comfortable primary bedroom with a 4-piece ensuite and huge walk-in closet. Enjoy the convenience of upstairs laundry! The separate side entrance offers future basement suite potential. Outside, the backyard features a good size deck, while the sunny South-facing front yard looks out onto a charming tree-lined Avenue. Unbeatable location—walk to the Bonnie Doon LRT station; close to schools, shopping, Whyte Ave, and quick access to Downtown & U of A!

Built in 2017

Essential Information

MLS® # E4432828

Price \$524,900



| | |
|----------------|---------------|
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,463 |
| Acres | 0.00 |
| Year Built | 2017 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 7942 81 Avenue |
| Area | Edmonton |
| Subdivision | King Edward Park |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6C 0V7 |

Amenities

| | |
|-----------|--------------------------------------|
| Amenities | Ceiling 9 ft., Deck, Infill Property |
| Parking | Double Garage Detached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Wall Mount |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stucco, Vinyl |
| Exterior Features | Playground Nearby, Public Swimming Pool, Public Transportation, |

| | |
|--------------|---------------------------------------|
| | Schools, Shopping Nearby, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 25th, 2025 |
| Days on Market | 6 |
| Zoning | Zone 17 |

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