

## \$699,707 - 8534 81 Avenue, Edmonton

MLS® #E4439241

**\$699,707**

4 Bedroom, 3.50 Bathroom, 1,793 sqft

Single Family on 0.00 Acres

King Edward Park, Edmonton, AB

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® #	E4439241
Price	\$699,707
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	May 29th, 2025
Days on Market	67
Zoning	Zone 17

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