

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 â€” 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 cabinetryâ€”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 locationâ€”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	5
Zoning	Zone 17

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 30th, 2025 at 7:47pm MDT