

# \$399,900 - 8343 81 Avenue, Edmonton

MLS® #E4445646

**\$399,900**

3 Bedroom, 1.00 Bathroom, 1,212 sqft  
Single Family on 0.00 Acres

King Edward Park, Edmonton, AB

This 3 bedroom 1 bathroom 1.5-storey home situated near Whyte Avenue sits on a generous 43 ft x 130 ft lot. This home offers exceptional potential for redevelopment or a custom renovation. Located in a desirable area near schools, transportation, shopping and centrally located near downtown. The property is being sold "as is, where is" – perfect for infill opportunities or a creative transformation. Don't miss this chance to build or restore in a growing neighborhood with strong upside value.

Built in 1950

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4445646               |
| Price          | \$399,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 1,212                  |
| Acres          | 0.00                   |
| Year Built     | 1950                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

## Community Information



|             |                  |
|-------------|------------------|
| Address     | 8343 81 Avenue   |
| Area        | Edmonton         |
| Subdivision | King Edward Park |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6E 0W1          |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Single Garage Detached |

### **Interior**

|              |                                             |
|--------------|---------------------------------------------|
| Appliances   | Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                   |
| Stories      | 2                                           |
| Has Basement | Yes                                         |
| Basement     | Full, Finished                              |

### **Exterior**

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                            |
| Exterior Features | Back Lane, Fenced, Playground Nearby, Schools, Shopping Nearby |
| Lot Description   | 43ft x 130ft                                                   |
| Roof              | Asphalt Shingles                                               |
| Construction      | Wood, Stucco, Vinyl                                            |
| Foundation        | Concrete Perimeter                                             |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 3rd, 2025 |
| Days on Market | 33             |
| Zoning         | Zone 17        |

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Listing information last updated on August 5th, 2025 at 2:17pm MDT