

Courtesy Of Denise A Royer Of Blackmore Real Estate

## \$739,500 - 8534 81 Avenue, Edmonton

MLS® #E4428729

### \$739,500

4 Bedroom, 3.50 Bathroom, 1,844 sqft  
Single Family on 0.00 Acres

King Edward Park, Edmonton, AB

Welcome home to King Edward Park, a charming, centrally located Southeast YEG neighbourhood known for its mature trees, vibrant community & culture, walkability, amenities & proximity to LRT (And an 81/100 livability score!) Here youâ€™™ll find an exceptionally 2019 built infill which harmoniously integrates modern living within an established mature neighbourhood. Designer touches adorn this 1843 sq ft fully finished air conditioned home. Foyer opens to den/flex space and leads to a high-end open concept kitchen dining & living room that embodies luxury and sophistication with a refined colour palette of grey and white that exudes elegance. Upper level boasts a serene primary suite with stunning ensuite, two bedrooms and laundry. Professionally finished lower level with side entrance, second kitchen/in law suite, family room, full bath and bedroom. Fully landscaped with maintenance free deck, fencing and double heated garage with 220V power.

Built in 2019

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4428729  |
| Price    | \$739,500 |
| Bedrooms | 4         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,844                  |
| 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 | On Street Parking, Air Conditioner, Closet Organizers, Deck, No Animal Home, No Smoking Home |
| Parking   | Double Garage Detached   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings, TV Wall Mount |
| 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, Fenced, Landscaped, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, Treed Lot, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

Date Listed            April 3rd, 2025

Days on Market      8

Zoning                Zone 17

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Listing information last updated on April 11th, 2025 at 10:17am MDT