

Courtesy Of Arvin Guillermo Of Exp Realty

\$539,900 - 8307 81 Avenue, Edmonton

MLS® #E4458588

\$539,900

4 Bedroom, 3.50 Bathroom, 1,539 sqft

Single Family on 0.00 Acres

King Edward Park, Edmonton, AB

SPACIOUS | MODERN | WELL-LOCATED. Step inside this 2-STOREY HALF DUPLEX in KING EDWARD PARK and youâ€™ll find a home designed for todayâ€™s lifestyle. The OPEN MAIN FLOOR is bright with large windows and features a stylish KITCHEN with QUARTZ COUNTERS, a large ISLAND for casual dining, and plenty of storage. A tucked-away HALF BATH adds convenience for family and guests. Upstairs, the PRIMARY SUITE includes a WALK-IN CLOSET and ENSUITE, complemented by 2 more bedrooms and UPSTAIRS LAUNDRY. The FULLY FINISHED BASEMENT extends your living space with a REC ROOM, fourth BEDROOM, and a FULL BATH perfect for guests. FEATURES: A/C, central water filtration, reverse osmosis system, newer kitchen appliances. Close to WHYTE AVE, MILL CREEK RAVINE, U OF A, LRT, and major roadways including the HENDAY with easy access to DOWNTOWN. KING EDWARD PARK is a central and thriving community, making this property not just a home, but a smart long-term INVESTMENT.

Built in 2014

Essential Information

MLS® # E4458588

Price \$539,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,539
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	8307 81 Avenue
Area	Edmonton
Subdivision	King Edward Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 0W1

Amenities

Amenities	On Street Parking, Air Conditioner, Ceiling 9 ft., Detectors Smoke, Smart/Program. Thermostat
Parking Spaces	3
Parking	Double Garage Detached, Front/Rear Drive Access, Parking Pad Cement/Paved

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Metal, Stone, Vinyl
Exterior Features	Back Lane, Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Paved Lane, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Metal, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 19th, 2025
Days on Market	21
Zoning	Zone 17

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