

# \$649,500 - 8534 81 Avenue, Edmonton

MLS® #E4459079

## \$649,500

4 Bedroom, 3.50 Bathroom, 1,793 sqft  
Single Family on 0.00 Acres

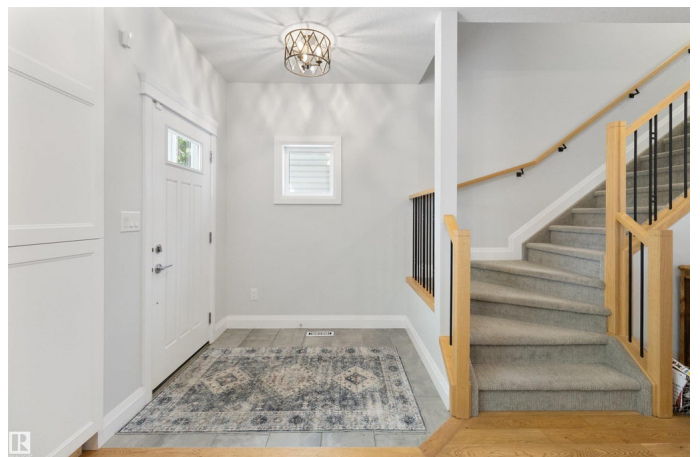
King Edward Park, Edmonton, AB

**OUTSTANDING VALUE & GORGEOUS HOME!!** 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. Priced to sell!!! See it today! Visit **REALTOR®** website for more information.

Built in 2019

## Essential Information

MLS® #	E4459079
Price	\$649,500
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            September 23rd, 2025

Days on Market      29

Zoning                 Zone 17

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Listing information last updated on October 22nd, 2025 at 9:02pm MDT