

Courtesy Of Denise A Royer Of Blackmore Real Estate

## \$757,000 - 8534 81 Avenue, Edmonton

MLS® #E4422534

### \$757,000

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 ideal for home office 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® #	E4422534
Price	\$757,000
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
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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 February 22nd, 2025

Days on Market 20

Zoning Zone 17

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Listing information last updated on March 14th, 2025 at 10:03am MDT