

\$399,900 - 8315 81 Avenue, Edmonton

MLS® #E4448173

\$399,900

4 Bedroom, 2.00 Bathroom, 1,079 sqft
Single Family on 0.00 Acres

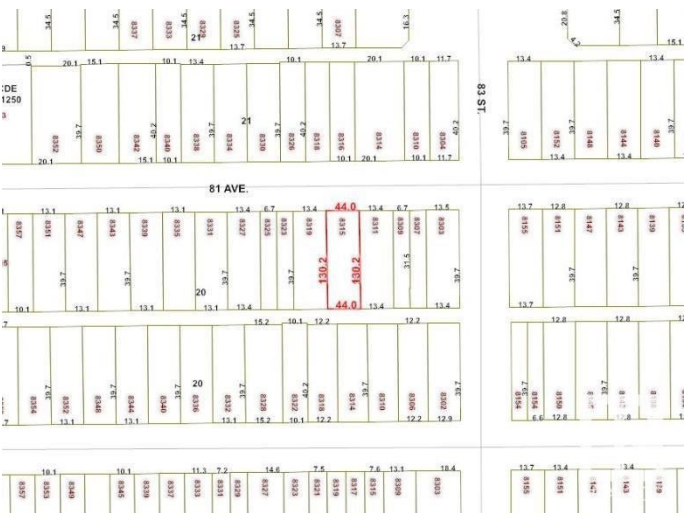
King Edward Park, Edmonton, AB

Charming 1.5-storey character home with a 1-bedroom basement illegal suite on a 44' x 130' lot in desirable King Edward Park! Nestled on a tree-lined street, this property offers boundless potential for first-time buyers, students, or investors. Featuring 4 bedrooms, 2 full bathrooms, and 2 kitchens, it's just minutes from Whyte Ave, Mill Creek Ravine, Bonnie Doon Mall, LRT, Campus Saint-Jean, U of A, and vibrant local shops and caf  s. Redevelop into a side-by-side duplex or hold and rent while planning your next move. Though sold as is for lot value, the home is livable and includes a newer furnace and hot water tank (approx. 2012). The south-facing backyard is ideal for relaxing or entertaining, and a double detached garage adds convenience. A rare opportunity in a growing community with endless upside!

Built in 1950

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4448173 |
| Price | \$399,900 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,079 |
| Acres | 0.00 |



| | |
|------------|------------------------|
| Year Built | 1950 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 1 and Half Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 8315 81 Avenue |
| Area | Edmonton |
| Subdivision | King Edward Park |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6C 0W1 |

Amenities

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

Interior

| | |
|--------------|---|
| Appliances | Dryer, Refrigerator, Washer, Stoves-Two |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Suite | Yes |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stucco |
| Exterior Features | Back Lane, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Lot Description | 44' x 130' |
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 16th, 2025 |
| Days on Market | 15 |

Zoning

Zone 17

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 31st, 2025 at 1:02am MDT