

## \$135,999 - 107 7204 81 Avenue, Edmonton

MLS® #E4462390

**\$135,999**

2 Bedroom, 1.00 Bathroom, 862 sqft

Condo / Townhouse on 0.00 Acres

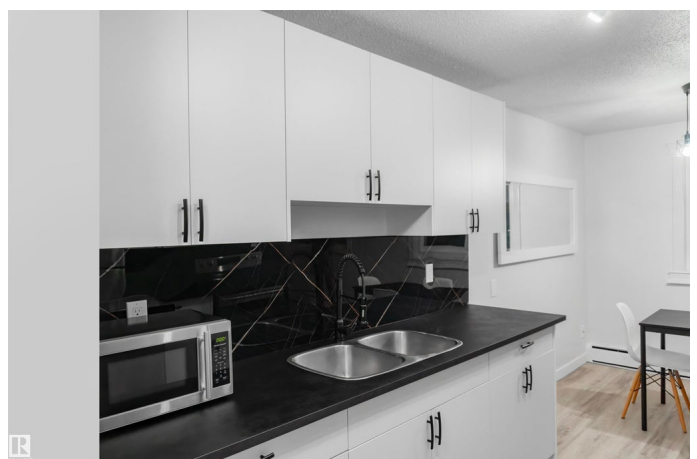
King Edward Park, Edmonton, AB

FULLY FURNISHED AND RENOVATED  
CASH FLOW POSITIVE PROPERTY !!!! Why rent when you can OWN FOR LESS. This newly renovated 2 BEDROOM apartment is 5 minutes drive to Whyte Ave, Concordia University, King's University, 10-15 minutes drive to U of Alberta and Downtown Edmonton. Recent Upgrades includes: New Flooring throughout the house, new kitchen, New Paint, New baseboards, new electrical fixtures and outlets, new vanity in Toilet and new Toilet seat. To top that seller is also offering following in the sale: Dining Table and 4 chairs, bed and mattress (2), couch (2), TV, TV stand, Coffee table, Lamps (4), microwave, large work table, shower curtain and a painting. With 2 large bedrooms you won't run out of space in this almost 900 square feet apartment. Potential rent for the area is \$1650 + electricity. Don't miss this one out.

Built in 1970

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4462390  |
| Price          | \$135,999 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 862       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1970                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 107 7204 81 Avenue |
| Area        | Edmonton           |
| Subdivision | King Edward Park   |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6B 0E2            |

### Amenities

|           |             |
|-----------|-------------|
| Amenities | See Remarks |
| Parking   | Stall       |

### Interior

|              |                              |
|--------------|------------------------------|
| Appliances   | Refrigerator, Stove-Electric |
| Heating      | Baseboard, Natural Gas       |
| # of Stories | 3                            |
| Stories      | 3                            |
| Has Basement | Yes                          |
| Basement     | None, No Basement            |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Brick        |
| Exterior Features | See Remarks        |
| Roof              | Tar & Gravel       |
| Construction      | Wood, Brick        |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 2                  |
| Zoning         | Zone 17            |

Condo Fee                    \$485

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 October 18th, 2025 at 9:17am MDT