

## \$585,000 - 8954 81 Avenue, Edmonton

MLS® #E4454378

**\$585,000**

5 Bedroom, 3.50 Bathroom, 1,588 sqft

Single Family on 0.00 Acres

King Edward Park, Edmonton, AB

Nestled in the highly sought-after community of King Edward Park, this lovingly maintained modern 2 storey home offers the perfect blend of character, comfort, and convenience.

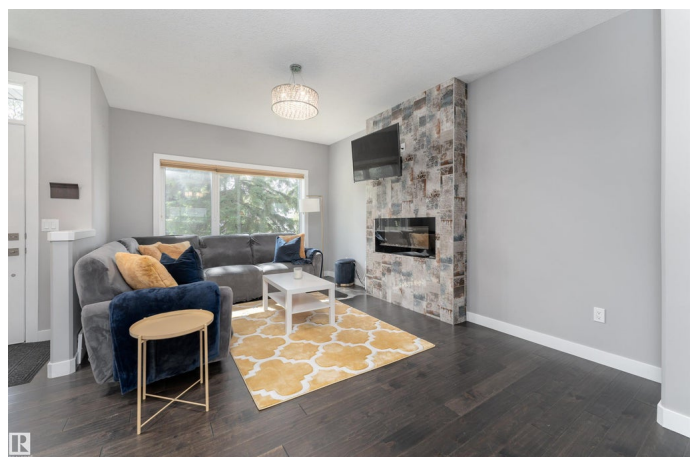
Boasting 5 spacious bedrooms, 3.5 bathrooms, an open concept living space and dream chefs kitchen, this home is ideal for growing families, investors, and those seeking a prime location with future potential. Step inside to find a warm and inviting atmosphere highlighted by large windows that flood the home with natural light. The basement has a separate entrance, 2 bedrooms and a kitchenette which provides excellent suite potential or flexibility for multi-generational living. Located just steps from Mill Creek Ravine, schools, trendy restaurants, and boutique shops, the walkability offered here is unbeatable with access to some of Edmonton's best amenities. Whether you're looking for that perfect family home or investment, this is a rare opportunity in one of Edmonton's most desirable neighborhoods, so come view it for yourself!

Built in 2017

### Essential Information

MLS® # E4454378

Price \$585,000



|                |               |
|----------------|---------------|
| Bedrooms       | 5             |
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,588         |
| Acres          | 0.00          |
| Year Built     | 2017          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 8954 81 Avenue   |
| Area        | Edmonton         |
| Subdivision | King Edward Park |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6C 0W8          |

### Amenities

|                |                                                         |
|----------------|---------------------------------------------------------|
| Amenities      | Closet Organizers, Deck, No Smoking Home, Vinyl Windows |
| Parking Spaces | 4                                                       |
| Parking        | Double Garage Detached                                  |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                           |
| Fireplace         | Yes                                                                                                                 |
| Fireplaces        | Insert, Tile Surround                                                                                               |
| Stories           | 3                                                                                                                   |
| Has Basement      | Yes                                                                                                                 |
| Basement          | Full, Finished                                                                                                      |

### Exterior

|          |                     |
|----------|---------------------|
| Exterior | Wood, Metal, Stucco |
|----------|---------------------|

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                           |
| Construction      | Wood, Metal, Stucco                                                        |
| Foundation        | Concrete Perimeter                                                         |

**School Information**

|            |                        |
|------------|------------------------|
| Elementary | Donnan School          |
| Middle     | Kenilworth School      |
| High       | Strathcona High School |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 25                |
| 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 September 16th, 2025 at 8:17am MDT