

Courtesy Of Chris T Blower Of RE/MAX River City

## **\$430,000 - 7531 81 Avenue, Edmonton**

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MLS® #E4456956

**\$430,000**

3 Bedroom, 2.00 Bathroom, 818 sqft

Single Family on 0.00 Acres

King Edward Park, Edmonton, AB

A great opportunity in King Edward Park, on a tree lined street, with a host of fantastic renovations, new shingles, 2 kitchens, & a heated double garage with 220V power. Craftsmanship abounds here with custom floor to ceiling cabinetry in the main floor kitchen, pot drawers, under cabinet lighting, & a great appliance package. Hardwood flooring throughout the main floor, warmly ties all the private and family spaces together. More custom cabinetry in the 4 piece main bathroom, with a contemporary vanity, & a shower enclosure. Lit niches in the living room, with detailed ceiling, are open to the bedroom hallway, & add interest & detail. Both main floor bedrooms are nicely sized, and a bright 3rd bedroom is located downstairs. A large 2nd kitchen is located in the bright basement, again, with custom cabinetry, and tile flooring. French doors provide access to the large basement bedroom. Large concrete patio in the south rear yard is great for enjoying the outdoors. A lovely home.

Built in 1950

### **Essential Information**

MLS® # E4456956

Price \$430,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	818
Acres	0.00
Year Built	1950
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	7531 81 Avenue
Area	Edmonton
Subdivision	King Edward Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 0V4

### **Amenities**

Amenities	No Smoking Home, Parking-Extra, Patio, R.V. Storage
Parking Spaces	4
Parking	220 Volt Wiring, Double Garage Detached, Heated, Insulated, Over Sized, RV Parking

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Storage Shed, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Microwave Hood Fan-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, See Remarks

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Low Maintenance Landscape, Paved Lane, Playground Nearby,

	Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Slab

### **Additional Information**

Date Listed	September 8th, 2025
Days on Market	4
Zoning	Zone 17

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Listing information last updated on September 12th, 2025 at 3:32pm MDT