

## \$584,500 - 7404 81 Avenue, Edmonton

MLS® #E4450875

**\$584,500**

5 Bedroom, 3.50 Bathroom, 1,623 sqft

Single Family on 0.00 Acres

King Edward Park, Edmonton, AB

Welcome to this thoughtfully laid-out 1/2 duplex offering 3 spacious bedrooms and 2.5 bathrooms. With an additional fully equipped 2-bedroom legal basement suite. The main floor greets you with a bright open-concept living and dining area is anchored by a modern gas fireplace, creating a cozy atmosphere for relaxing or entertaining. The kitchen features sleek quartz countertops throughout, ample cabinetry, a walk-in pantry, and quality finishes that elevate the space. Upstairs, the spacious primary suite offers a large walk-in closet and a private ensuite. Two additional bedrooms, a full bath, and convenient upstairs laundry complete the upper level. Downstairs, the 2-bedroom legal suite has a separate exterior entrance, its own in-suite laundry, and generous storage—fully self-contained and move-in ready for tenants or extended family. Outside, enjoy a double garage, well kept spacious, private yard, and m

Built in 2014

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4450875  |
| Price      | \$584,500 |
| Bedrooms   | 5         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |



|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 1,623         |
| Acres          | 0.00          |
| Year Built     | 2014          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 7404 81 Avenue   |
| Area        | Edmonton         |
| Subdivision | King Edward Park |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6B 0E2          |

### Amenities

|           |                                                                                                    |
|-----------|----------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, Closet Organizers, Front Porch, No Animal Home, No Smoking Home, Vinyl Windows |
| Parking   | Double Garage Detached                                                                             |

### Interior

|                   |                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                    |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Microwave Hood Fan-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                 |
| Fireplaces        | Mantel                                                                                                                                              |
| Stories           | 3                                                                                                                                                   |
| Has Suite         | Yes                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                 |
| Basement          | Full, Finished                                                                                                                                      |

### Exterior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior          | Wood, Vinyl                                        |
| Exterior Features | Landscaped, Public Transportation, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 7               |
| Zoning         | Zone 17         |

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Listing information last updated on August 6th, 2025 at 11:48am MDT