

Courtesy Of Devin B Gray and James J Knull Of Exp Realty

## \$524,900 - 7942 81 Avenue, Edmonton

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MLS® #E4432828

**\$524,900**

3 Bedroom, 2.50 Bathroom, 1,463 sqft

Single Family on 0.00 Acres

King Edward Park, Edmonton, AB

Stunning Half Duplex in Sought-After King Edward Park â€” Perfect for families or investors with suite potential! Step inside to soaring 9-foot ceilings, oversized windows, and a bright, open layout that radiates warmth and style. The heart of the home is a massive island kitchen with abundant counter space and sleek cabinetryâ€”ideal for entertaining or everyday life. The spacious living and dining areas flow effortlessly, while a custom mudroom with built-in storage adds function and flair. Upstairs, you'll find three spacious bedrooms, including a comfortable primary bedroom with a 4-piece ensuite and huge walk-in closet. Enjoy the convenience of upstairs laundry! The separate side entrance offers future basement suite potential. Outside, the backyard features a good size deck, while the sunny South-facing front yard looks out onto a charming tree-lined Avenue. Unbeatable locationâ€”walk to the Bonnie Doon LRT station; close to schools, shopping, Whyte Ave, and quick access to Downtown & U of A!

Built in 2017

### Essential Information

MLS® # E4432828

Price \$524,900



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,463         |
| Acres          | 0.00          |
| Year Built     | 2017          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 7942 81 Avenue   |
| Area        | Edmonton         |
| Subdivision | King Edward Park |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6C 0V7          |

### Amenities

|           |                                      |
|-----------|--------------------------------------|
| Amenities | Ceiling 9 ft., Deck, Infill Property |
| Parking   | Double Garage Detached               |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Wall Mount   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco, Vinyl   |
| Exterior Features | Playground Nearby, Public Swimming Pool, Public Transportation, |

|              |                                       |
|--------------|---------------------------------------|
|              | Schools, Shopping Nearby, See Remarks |
| Roof         | Asphalt Shingles                      |
| Construction | Wood, Stucco, Vinyl                   |
| Foundation   | Concrete Perimeter                    |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 6                |
| Zoning         | Zone 17          |

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Listing information last updated on May 1st, 2025 at 4:32pm MDT