

# \$379,000 - 8754 81 Avenue, Edmonton

MLS® #E4422075

**\$379,000**

2 Bedroom, 2.00 Bathroom, 827 sqft  
Single Family on 0.00 Acres

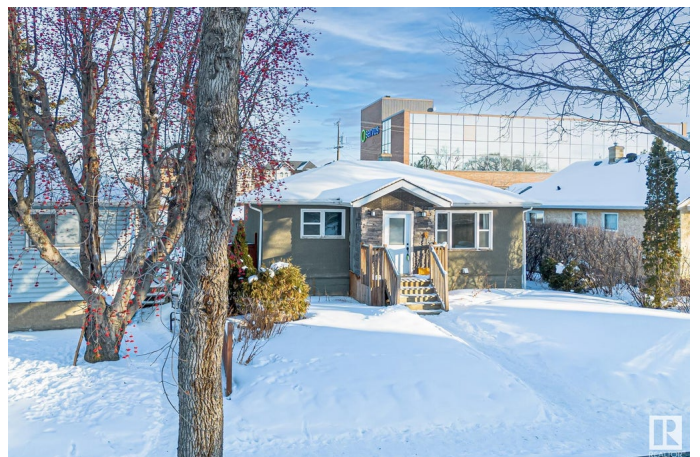
King Edward Park, Edmonton, AB

Welcome to this charming 2 bed, 2 bath bungalow in the mature, tree-lined neighbourhood of King Edward Park. As you enter, this cozy south-facing home is filled w/ natural light! The main floor features 2 good sized bedrooms & a full, bright bathroom. The sun-filled living room leads into a cute kitchen, where youâ€™ll have ample storage. The partially finished basement is yours to customize & offers a 2nd full bathroom. Outside you will find a large backyard w/ a huge two-tier deck & single garage w/ driveway for extra parking. Commuting is effortless w/ close proximity to Whyte Avenue, Downtown, & the new LRT station. Enjoy living just steps from Mill Creek Ravine, Bonnie Doon Mall, local shops/restaurants, & walking distance to University of Albertaâ€™s Campus Saint-Jean, making this an ideal choice for families, students, & professionals alike. Situated on a generous 42' x 130' lot, this property offers endless possibilitiesâ€”move in, rent out, or redevelop into a stunning duplex or your dream home!

Built in 1949

## Essential Information

MLS® #	E4422075
Price	\$379,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	827
Acres	0.00
Year Built	1949
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	8754 81 Avenue
Area	Edmonton
Subdivision	King Edward Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 0W6

### **Amenities**

Amenities	On Street Parking, Deck, Fire Pit
Parking Spaces	3
Parking	Single Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Stone, Stucco
Exterior Features	Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction Wood, Stone, Stucco  
Foundation Concrete Perimeter

### **School Information**

Elementary DONNAN, ST. JAMES  
Middle KING EDWARD JR HIGH  
High VIMY RIDGE, STRATHCONA, WP

### **Additional Information**

Date Listed February 19th, 2025  
Days on Market 22  
Zoning Zone 17

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Listing information last updated on March 13th, 2025 at 8:32am MDT