

# \$399,900 - 8315 81 Avenue, Edmonton

MLS® #E4448173

**\$399,900**

4 Bedroom, 2.00 Bathroom, 1,079 sqft  
Single Family on 0.00 Acres

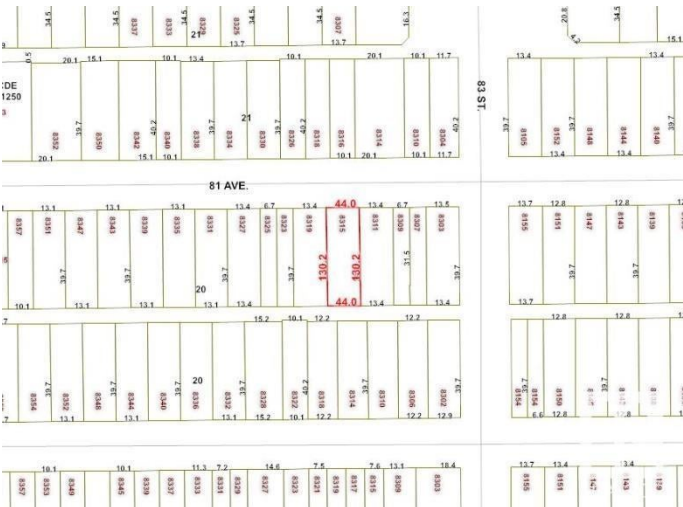
King Edward Park, Edmonton, AB

Charming 1.5-storey character home with a 1-bedroom basement illegal suite on a 44' x 130' lot in desirable King Edward Park! Nestled on a tree-lined street, this property offers boundless potential for first-time buyers, students, or investors. Featuring 4 bedrooms, 2 full bathrooms, and 2 kitchens, it's just minutes from Whyte Ave, Mill Creek Ravine, Bonnie Doon Mall, LRT, Campus Saint-Jean, U of A, and vibrant local shops and cafés. Redevelop into a side-by-side duplex or hold and rent while planning your next move. Though sold as is for lot value, the home is livable and includes a newer furnace and hot water tank (approx. 2012). The south-facing backyard is ideal for relaxing or entertaining, and a double detached garage adds convenience. A rare opportunity in a growing community with endless upside!

Built in 1950

## Essential Information

MLS® #	E4448173
Price	\$399,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,079
Acres	0.00



Year Built	1950
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	8315 81 Avenue
Area	Edmonton
Subdivision	King Edward Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 0W1

### Amenities

Amenities	See Remarks
Parking	Double Garage Detached

### Interior

Appliances	Dryer, Refrigerator, Washer, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Landscaped, Public Transportation, Schools, Shopping Nearby
Lot Description	44' x 130'
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 16th, 2025
Days on Market	6

## Zoning

## Zone 17

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Listing information last updated on July 22nd, 2025 at 3:47am MDT