

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 | 8                   |
| Zoning         | Zone 17             |

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Listing information last updated on September 16th, 2025 at 2:32am MDT