

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

MLS® #E4448173

**\$399,900**

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

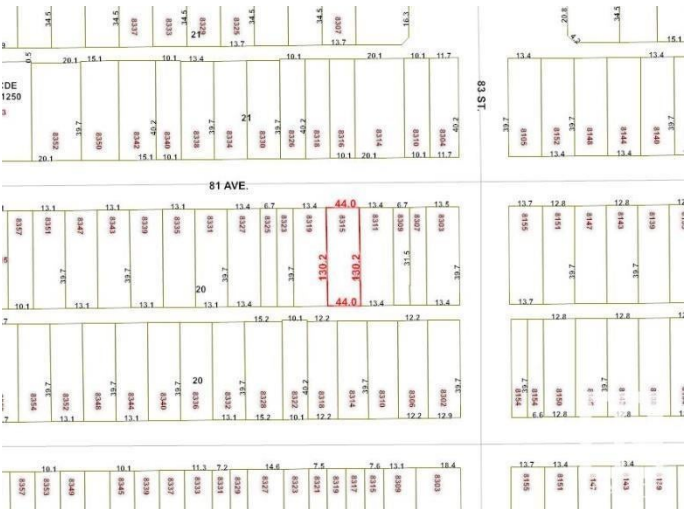
King Edward Park, Edmonton, AB

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 caf  s. 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 | 17              |

## Zoning

## Zone 17

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 2nd, 2025 at 9:17pm MDT