

# \$579,900 - 7404 81 Avenue, Edmonton

MLS® #E4460919

**\$579,900**

5 Bedroom, 3.50 Bathroom, 1,745 sqft  
Single Family on 0.00 Acres

King Edward Park, Edmonton, AB

Welcome to this beautifully designed half duplex in the heart of King Edward Park, offering the perfect blend of comfort, function, and flexibility. The fully equipped 2-bedroom legal suite provides valuable income potential or an ideal space for family, complete with its own entrance and laundry. The bright open-concept main floor invites gatherings around the cozy gas fireplace, while the modern kitchen, with quartz counters, generous storage, and a large island, makes cooking and entertaining effortless. Upstairs, unwind in a spacious primary suite with a walk-in closet and private ensuite, while two additional bedrooms and convenient laundry make everyday living a breeze. Enjoy summer evenings in your private fenced yard, with a double garage and plenty of room to relax or play. A home that truly adapts to your lifestyle, live comfortably, invest wisely, and love where you live.

Built in 2014

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4460919  |
| Price      | \$579,900 |
| Bedrooms   | 5         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |



|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 1,745         |
| Acres          | 0.00          |
| Year Built     | 2014          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 7404 81 Avenue   |
| Area        | Edmonton         |
| Subdivision | King Edward Park |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6B 0E2          |

### Amenities

|           |                                                                                                              |
|-----------|--------------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, Closet Organizers, Hot Water Natural Gas, No Animal Home, No Smoking Home, Vinyl Windows |
| Parking   | Double Garage Detached                                                                                       |

### Interior

|                   |                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                               |
| Appliances        | Garage Control, Garage Opener, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two |
| Heating           | Forced Air-2, Natural Gas                                                                                                                      |
| Fireplace         | Yes                                                                                                                                            |
| Fireplaces        | Stone Facing                                                                                                                                   |
| Stories           | 3                                                                                                                                              |
| Has Suite         | Yes                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                            |
| Basement          | Full, Finished                                                                                                                                 |

### Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                               |
| Exterior Features | Back Lane, Fenced, Flat Site, Playground Nearby, Public Swimming |

Pool, Public Transportation, Schools, Shopping Nearby

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

### School Information

|            |                   |
|------------|-------------------|
| Elementary | Avonmore School   |
| Middle     | Kenilworth School |
| High       | McNally School    |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 4th, 2025 |
| Days on Market | 5                 |
| Zoning         | Zone 17           |

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Listing information last updated on October 8th, 2025 at 11:32pm MDT