

\$399,900 - 8315 81 Avenue, Edmonton

MLS® #E4448173

\$399,900

4 Bedroom, 2.00 Bathroom, 1,096 sqft
Single Family on 0.00 Acres

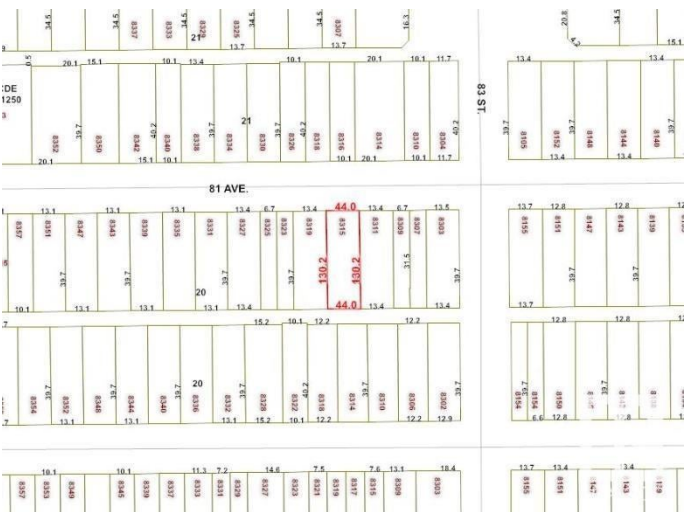
King Edward Park, Edmonton, AB

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	1,096
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	57

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 September 11th, 2025 at 11:18am MDT