

## \$1,100,000 - 8118-8120 81 Avenue, Edmonton

MLS® #E4454964

**\$1,100,000**

4 Bedroom, 3.50 Bathroom, 3,072 sqft

Single Family on 0.00 Acres

King Edward Park, Edmonton, AB

Well maintained Two Storey, side by side duplex in King Edward Park. Solid home built in 2006. Bright primary bedroom includes 3 pce. ensuite, and a large closet. The living area includes a gas fireplace and open to the dining room. The kitchen includes plenty of cabinet space and patio doors to a large deck area. Well cared for landscaping with a private fenced backyard. Legal one bedroom self contained suite in 8118. Fully developed basement in 8120. Upgrades include shingles (40 yr) in 2021, water heater 8120 in 2024, 8118 in 2020. Fantastic location across from the community park and only steps to Bonnie Doon Mall, the LRT station and the Millcreek Ravine. Minutes to Downtown and the University Of Alberta. A great investment property!

Built in 2006

### Essential Information

MLS® #	E4454964
Price	\$1,100,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,072
Acres	0.00



Year Built	2006
Type	Single Family
Sub-Type	Duplex Side By Side
Style	2 Storey
Status	Active

### **Community Information**

Address	8118-8120 81 Avenue
Area	Edmonton
Subdivision	King Edward Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 0V9

### **Amenities**

Amenities	Deck, Exterior Walls- 2"x6", Hot Water Natural Gas, Vinyl Windows
Parking	Quad or More Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Park/Reserve, Paved Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 26th, 2025

Days on Market                3

Zoning                            Zone 17

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