

## \$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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Listing information last updated on August 29th, 2025 at 9:02pm MDT