

## \$749,900 - 8102 & 8104 81 Street, Edmonton

MLS® #E4439540

**\$749,900**

4 Bedroom, 4.00 Bathroom, 1,636 sqft

Single Family on 0.00 Acres

King Edward Park, Edmonton, AB

Exceptional Investment Opportunity in Sought-After King Edward Park. This fully finished full duplex, situated on a generous 533 m<sup>2</sup> (5,741.22 sq ft) corner lot, offers a prime investment in one of the city's most desirable neighborhoods. Each side of the duplex is complete with upper and lower-level living & features high-efficiency furnaces, 2+2 bedrooms, and 2 full bathrooms. The main floors include a bright kitchen, dining area, living room, 2 bedrooms, and a full bathroom. The lower levels offer additional living space with a large rec room, 2 more bedrooms, a second full bath, and convenient laundry areas—plus plenty of storage throughout. Ample parking includes a four-car pad on the south side and a double detached garage with a two-car driveway on the north. Located steps from schools, public transit, shopping, and numerous amenities—including a park and outdoor hockey rink right across the street—this is a rare opportunity to own a turnkey rental or multi-family home in a vibrant community.

Built in 1973

### Essential Information

MLS® # E4439540

Price \$749,900



|                |                     |
|----------------|---------------------|
| Bedrooms       | 4                   |
| Bathrooms      | 4.00                |
| Full Baths     | 4                   |
| Square Footage | 1,636               |
| Acres          | 0.00                |
| Year Built     | 1973                |
| Type           | Single Family       |
| Sub-Type       | Duplex Side By Side |
| Style          | Bi-Level            |
| Status         | Active              |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 8102 & 8104 81 Street |
| Area        | Edmonton              |
| Subdivision | King Edward Park      |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6C 2V5               |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Parking-Extra                                    |
| Parking   | Double Garage Detached, Parking Pad Cement/Paved |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating      | Forced Air-2, Natural Gas                             |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Corner Lot, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

Date Listed May 30th, 2025

Days on Market 17

Zoning Zone 17

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Listing information last updated on June 15th, 2025 at 10:32pm MDT