

\$585,000 - 8954 81 Avenue, Edmonton

MLS® #E4454378

\$585,000

5 Bedroom, 3.50 Bathroom, 1,588 sqft

Single Family on 0.00 Acres

King Edward Park, Edmonton, AB

Nestled in the highly sought-after community of King Edward Park, this lovingly maintained modern 2 storey home offers the perfect blend of character, comfort, and convenience.

Boasting 5 spacious bedrooms, 3.5 bathrooms, an open concept living space and dream chefs kitchen, this home is ideal for growing families, investors, and those seeking a prime location with future potential. Step inside to find a warm and inviting atmosphere highlighted by large windows that flood the home with natural light. The basement has a separate entrance, 2 bedrooms and a kitchenette which provides excellent suite potential or flexibility for multi-generational living. Located just steps from Mill Creek Ravine, schools, trendy restaurants, and boutique shops, the walkability offered here is unbeatable with access to some of Edmonton's best amenities. Whether you're looking for that perfect family home or investment, this is a rare opportunity in one of Edmonton's most desirable neighborhoods, so come view it for yourself!

Built in 2017

Essential Information

MLS® # E4454378

Price \$585,000



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,588
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	8954 81 Avenue
Area	Edmonton
Subdivision	King Edward Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 0W8

Amenities

Amenities	Closet Organizers, Deck, No Smoking Home, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Metal, Stucco
----------	---------------------

Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Metal, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	Donnan School
Middle	Kenilworth School
High	Strathcona High School

Additional Information

Date Listed	August 22nd, 2025
Days on Market	28
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 19th, 2025 at 6:47am MDT