

## \$684,900 - 7553 81 Avenue, Edmonton

MLS® #E4457007

**\$684,900**

4 Bedroom, 3.50 Bathroom, 1,510 sqft

Single Family on 0.00 Acres

King Edward Park, Edmonton, AB

This stylish King Edward Park duplex combines modern living with built-in investment potential. The fully finished legal basement suite has a private entrance, separate laundry, and a tenant already in place, making it ideal for reliable rental income. The main floor features an open layout with hardwood floors, quartz counters, upgraded appliances, and floor-to-ceiling windows that flood the space with natural light. Upstairs, three spacious bedrooms include a primary suite with walk-in closet and ensuite, plus convenient laundry. Added upgrades like central A/C, window coverings, and completed landscaping provide comfort and ease. A double detached garage completes the package. Located in one of Edmonton's most convenient neighbourhoods, just steps to parks, trails, LRT, Bonnie Doon Mall, and Whyte Ave caf  s and shops.

Built in 2022

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4457007  |
| Price      | \$684,900 |
| Bedrooms   | 4         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |
| Half Baths | 1         |



|                |               |
|----------------|---------------|
| Square Footage | 1,510         |
| Acres          | 0.00          |
| Year Built     | 2022          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 7553 81 Avenue   |
| Area        | Edmonton         |
| Subdivision | King Edward Park |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6C 0V4          |

### Amenities

|           |                                                                                  |
|-----------|----------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 10 ft., Ceiling 9 ft., Detectors Smoke, Infill Property |
| Parking   | Double Garage Detached                                                           |

### Interior

|                   |                                                                                                                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                              |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Refrigerator, Stove-Electric, Stove-Gas, Washer, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                                                                     |
| Stories           | 3                                                                                                                                                                                                                             |
| Has Suite         | Yes                                                                                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                                                                                           |
| Basement          | Full, Finished                                                                                                                                                                                                                |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco, Hardie Board Siding                           |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                   |
| Construction      | Wood, Stone, Stucco, Hardie Board Siding                           |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 10th, 2025  
Days on Market                6  
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 16th, 2025 at 6:02am MDT