

## \$289,900 - 2 8314 81 Avenue, Edmonton

MLS® #E4449572

**\$289,900**

2 Bedroom, 1.50 Bathroom, 611 sqft

Condo / Townhouse on 0.00 Acres

King Edward Park, Edmonton, AB

Perfect Central Location - this unique bi-level unit in an extremely well kept 4-plex offers a total of 1144sqft of living space plus a garage with extra driveway space and peaceful yard. The main level has an updated kitchen with modern painted cabinets, butcher block counters, new sink with faucet & pantry. You can enjoy entertaining with a large living room and dining space that open up to the quaint balcony overlooking the back yard with apple tree. The main floor also offers a convenient 2-pc bathroom, updated vinyl plank floors, modern paint tones and updated LED lighting fixtures. The lower level features extra tall ceilings, 2 large bedrooms, a 4-pc bathroom, storage area plus laundry/mechanical room. There is a nice closet organizer in the primary bedroom, plus carpeting throughout the lower level along with added radon mitigation system. This property lets you truly enjoy a quiet space just steps away from the convenience of the LRT & Bonnie Doon shopping centre.

Built in 1998

### Essential Information

MLS® # E4449572

Price \$289,900

Bedrooms 2



|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 611               |
| Acres          | 0.00              |
| Year Built     | 1998              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | Bi-Level          |
| Status         | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 2 8314 81 Avenue |
| Area        | Edmonton         |
| Subdivision | King Edward Park |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6C 0W2          |

### Amenities

|                |                                                                                                                                |
|----------------|--------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, Deck, Detectors Smoke, Front Porch, Hot Water Natural Gas, No Smoking Home, Secured Parking, Vinyl Windows |
| Parking Spaces | 2                                                                                                                              |
| Parking        | Single Garage Detached                                                                                                         |

### Interior

|              |                                                                                                                             |
|--------------|-----------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                   |
| Stories      | 2                                                                                                                           |
| Has Basement | Yes                                                                                                                         |
| Basement     | Full, Finished                                                                                                              |

### Exterior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                               |
| Exterior Features | Low Maintenance Landscape, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                 |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 68              |
| Zoning         | Zone 17         |
| Condo Fee      | \$125           |

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Listing information last updated on September 30th, 2025 at 7:02pm MDT