

\$584,998 - 7540 81 Avenue, Edmonton

MLS® #E4437681

\$584,998

4 Bedroom, 3.50 Bathroom, 1,589 sqft

Single Family on 0.00 Acres

King Edward Park, Edmonton, AB

LEGAL BASEMENT SUITE || Modern 2-storey Semi-detached home with double detached garage features 3 bedrooms, 2.5 bath with legal secondary suite for additional income. Main floor with Living Area with stunning feature wall & fireplace, Dining Nook, beautiful kitchen with centre island, Den/Office on main floor could be used as bedroom & half bath. Upper Level you will find primary bedroom with W/I closet & 4pc Ensuite. 2 more bedrooms with common bathroom. Laundry on upper level. Legal Basement Suite with One bedroom , Kitchen , Living Area & Laundry. 9' ceilings, wood burning fireplace, LED lighting. Front & backyard landscaping included. Situated in a quiet mature neighbourhood, you will enjoy the best of both worlds in this brand new home in the established community of King Edward Park.

Built in 2022

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4437681 |
| Price | \$584,998 |
| Bedrooms | 4 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,589 |



| | |
|------------|---------------|
| Acres | 0.00 |
| Year Built | 2022 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 7540 81 Avenue |
| Area | Edmonton |
| Subdivision | King Edward Park |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6C 0B5 |

Amenities

| | |
|-----------|---|
| Amenities | Carbon Monoxide Detectors, Detectors Smoke, No Animal Home, No Smoking Home |
| Parking | Double Garage Detached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Suite | Yes |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed May 21st, 2025

Days on Market 16

Zoning Zone 17

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Listing information last updated on June 5th, 2025 at 11:47pm MDT