

## \$650,000 - 7553 81 Avenue, Edmonton

MLS® #E4461062

### \$650,000

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 blends modern living with built-in investment potential. A fully finished LEGAL basement suite with private entrance, separate laundry, and tenant in place offers reliable rental income. The main floor boasts an open layout with hardwood floors, quartz counters, upgraded appliances, and floor-to-ceiling windows. Upstairs, three spacious bedrooms include a primary suite with walk-in closet and ensuite, plus convenient laundry. Comfort upgrades include 2 furnaces, 2 HRV units, hot water on demand, 9â€™™ ceilings on all 3 levels, central A/C, window coverings, and completed landscaping. A double detached garage completes the package. All this in one of Edmontonâ€™™s most convenient neighbourhoodsâ€™™steps to parks, trails, LRT, Bonnie Doon Mall, and Whyte Ave cafÃ©s and shops. Immediate possession available!

Built in 2022

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4461062  |
| Price      | \$650,000 |
| 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                      October 6th, 2025

Days on Market                17

Zoning                            Zone 17



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