

\$579,900 - 7404 81 Avenue, Edmonton

MLS® #E4460919

\$579,900

5 Bedroom, 3.50 Bathroom, 1,745 sqft
Single Family on 0.00 Acres

King Edward Park, Edmonton, AB

Welcome to this beautifully designed half duplex in the heart of King Edward Park, offering the perfect blend of comfort, function, and flexibility. The fully equipped 2-bedroom legal suite provides valuable income potential or an ideal space for family, complete with its own entrance and laundry. The bright open-concept main floor invites gatherings around the cozy gas fireplace, while the modern kitchen, with quartz counters, generous storage, and a large island, makes cooking and entertaining effortless. Upstairs, unwind in a spacious primary suite with a walk-in closet and private ensuite, while two additional bedrooms and convenient laundry make everyday living a breeze. Enjoy summer evenings in your private fenced yard, with a double garage and plenty of room to relax or play. A home that truly adapts to your lifestyle, live comfortably, invest wisely, and love where you live.

Built in 2014

Essential Information

MLS® #	E4460919
Price	\$579,900
Bedrooms	5
Bathrooms	3.50
Full Baths	3



Half Baths	1
Square Footage	1,745
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	7404 81 Avenue
Area	Edmonton
Subdivision	King Edward Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6B 0E2

Amenities

Amenities	Off Street Parking, Closet Organizers, Hot Water Natural Gas, No Animal Home, No Smoking Home, Vinyl Windows
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Playground Nearby, Public Swimming

Pool, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Avonmore School
Middle	Kenilworth School
High	McNally School

Additional Information

Date Listed	October 4th, 2025
Days on Market	21
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 October 25th, 2025 at 8:47am MDT