

\$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 11

Zoning Zone 17

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Listing information last updated on June 1st, 2025 at 11:47am MDT