

# **\$179,500 - 308 7204 81 Avenue, Edmonton**

MLS® #E4444345

**\$179,500**

3 Bedroom, 1.50 Bathroom, 1,337 sqft  
Condo / Townhouse on 0.00 Acres

King Edward Park, Edmonton, AB

Experience EXPANSIVE living in this rare 1,336 sqft, 3 bedroom, TOP-floor condo, perfectly situated in a quaint part of King Edward Park. You will absolutely be WOWed by the amount of space & the transitional style of this gorgeous well cared for home. Sunlight pours through south-facing windows, illuminating the massive living room which is ideal for entertaining ALL your friends and family. There will be no bumping elbows in this classic country kitchen that boasts stainless steel appliances, travertine tile backsplash, a spacious pantry, & an abundance of counter space for all the prep space you could need (even with multiple chefs). Enjoy the convenience of in-suite laundry, no carpet, & exceptional storage space throughout. Each of the three oversized bedrooms features huge closets with floor-to-ceiling mirrors, giving everyone a primary suite feel. Just steps from schools, shopping, & public transit, this is the ultimate blend of comfort, space, and location—the investment potential is endless!

Built in 1970

## **Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | E4444345  |
| Price    | \$179,500 |
| Bedrooms | 3         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,337                  |
| Acres          | 0.00                   |
| Year Built     | 1970                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 308 7204 81 Avenue |
| Area        | Edmonton           |
| Subdivision | King Edward Park   |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6B 0E2            |

### Amenities

|           |  |
|-----------|--|
| Amenities | Off Street Parking, Air Conditioner, Closet Organizers, Parking-Plug-Ins |
| Parking   | Stall  |

### Interior

|              |  |
|--------------|--|
| Appliances   | Air Conditioner-Window, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Baseboard, Hot Water, Natural Gas  |
| # of Stories | 3  |
| Stories      | 1  |
| Has Basement | Yes  |
| Basement     | None, No Basement  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Vinyl   |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel   |
| Construction      | Wood, Brick, Vinyl   |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 10              |
| Zoning         | Zone 17         |
| Condo Fee      | \$736           |

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Listing information last updated on July 5th, 2025 at 11:02pm MDT