

# \$289,900 - 2 8314 81 Avenue, Edmonton

MLS® #E4449572

**\$289,900**

2 Bedroom, 1.50 Bathroom, 611 sqft  
Condo / Townhouse on 0.00 Acres

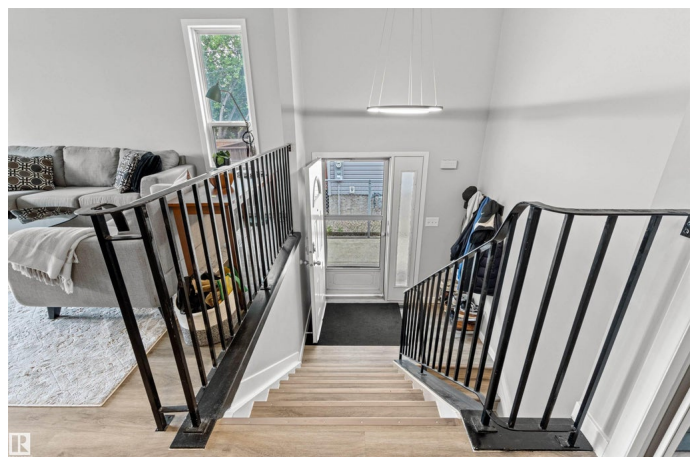
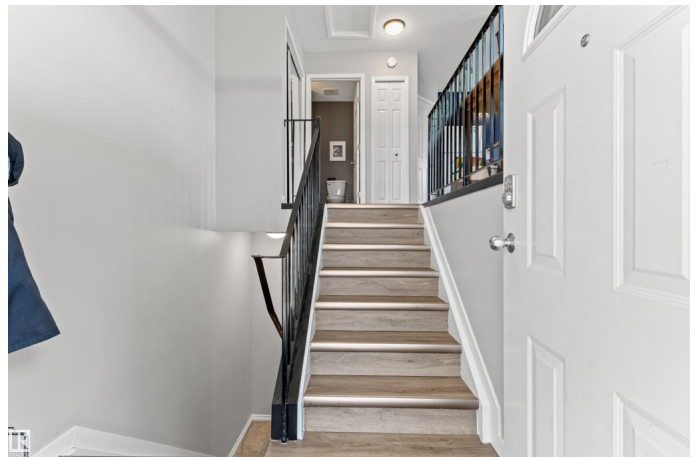
King Edward Park, Edmonton, AB

Perfect Central Location - this unique bi-level unit in an extremely well kept 4-plex offers a total of 1144sqft of living space plus a garage with extra driveway space and peaceful yard. The main level has an updated kitchen with modern painted cabinets, butcher block counters, new sink with faucet & pantry. You can enjoy entertaining with a large living room and dining space that open up to the quaint balcony overlooking the back yard with apple tree. The main floor also offers a convenient 2-pc bathroom, updated vinyl plank floors, modern paint tones and updated LED lighting fixtures. The lower level features extra tall ceilings, 2 large bedrooms, a 4-pc bathroom, storage area plus laundry/mechanical room. There is a nice closet organizer in the primary bedroom, plus carpeting throughout the lower level along with added radon mitigation system. This property lets you truly enjoy a quiet space just steps away from the convenience of the LRT & Bonnie Doon shopping centre.

Built in 1998

## Essential Information

MLS® #	E4449572
Price	\$289,900
Bedrooms	2



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	611
Acres	0.00
Year Built	1998
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	Bi-Level
Status	Active

### **Community Information**

Address	2 8314 81 Avenue
Area	Edmonton
Subdivision	King Edward Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 0W2

### **Amenities**

Amenities	Off Street Parking, Deck, Detectors Smoke, Front Porch, Hot Water Natural Gas, No Smoking Home, Secured Parking, Vinyl Windows
Parking Spaces	2
Parking	Single Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Low Maintenance Landscape, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 24th, 2025
Days on Market	90
Zoning	Zone 17
Condo Fee	\$125

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Listing information last updated on October 22nd, 2025 at 9:17pm MDT