

Courtesy Of Greg B Rosychuk Of Real Broker

## \$575,000 - 8956 81 Avenue, Edmonton

MLS® #E4439378

**\$575,000**

5 Bedroom, 3.50 Bathroom, 1,591 sqft

Single Family on 0.00 Acres

King Edward Park, Edmonton, AB

**SIDE ENTERANCE WITH SECOND KITCHEN!** Modern half duplex in King Edward Park with 3+2 bedrooms, 3.5 baths, and over 1500 sq ft plus a fully finished basement. The open-concept main floor features a bright kitchen with glossy cabinetry, stainless steel appliances, hardwood floors, a stone-faced electric fireplace, and large windows. Direct access to the back deck and double detached garage. Upstairs: large primary suite with walk-in closet and 4-piece ensuite, 2 more bedrooms, 4-piece bath, and laundry. The fully finished basement has a separate entrance, 2 bedrooms, 4-piece bath, and a second kitchen—ideal for extended family or guests with stacked washer and dryer. Landscaped and fenced yard perfect for pets. Walk to Whyte Ave, Bonnie Doon, schools, and more. Don't miss out on this fantastic home!

Built in 2017

### Essential Information

MLS® #	E4439378
Price	\$575,000
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,591



Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	8956 81 Avenue
Area	Edmonton
Subdivision	King Edward Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 0W8

### **Amenities**

Amenities	Ceiling 9 ft., Closet Organizers, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Vinyl Windows
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Microwave Hood Fan, Stacked Washer/Dryer, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Metal, Stucco
Exterior Features	Back Lane, Corner Lot, Fenced, Landscaped, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Metal, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 30th, 2025
Days on Market	17
Zoning	Zone 17

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