

\$299,900 - 2 8314 81 Avenue, Edmonton

MLS® #E4449572

\$299,900

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.

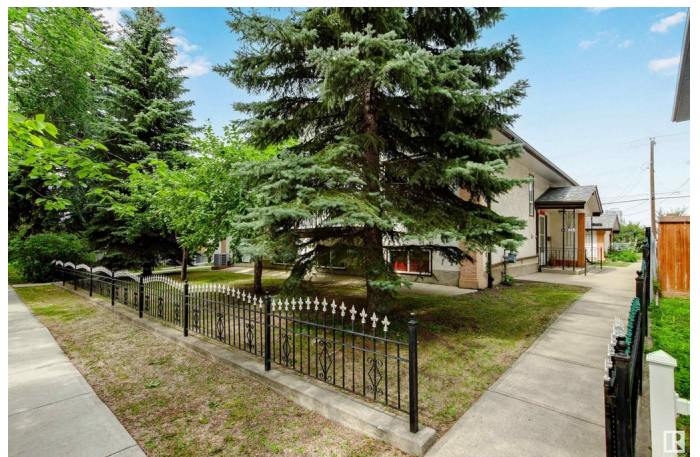
Built in 1998

Essential Information

MLS® # E4449572

Price \$299,900

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	4PLEX
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	10
Zoning	Zone 17
Condo Fee	\$1,500

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 August 3rd, 2025 at 10:02am MDT