

## \$1,799,800 - 7323 81 Avenue, Edmonton

MLS® #E4457559

**\$1,799,800**

5 Bedroom, 3.50 Bathroom, 4,203 sqft

Single Family on 0.00 Acres

King Edward Park, Edmonton, AB

Amazing Opportunity to add this stunning High End 6 unit project to your rental portfolio. This 3plex with legal basement suites is accompanied by a 3 single car garage to maximize your cashflow. All units are thoughtfully designed with an open main floor layout featuring LVP flooring, Quartz countertops, SS appliances, Designer lighting package and conveniently tucked away powder room. Upstairs each unit offers 3 bedrooms with 2 full baths and laundry. The basement suites with its own entrance offers another living space with 2 bedrooms, full kitchen, laundry and full bath. Total of 15 bedrooms and 12 bathrooms. It is perfectly located close to transportation, Whyte Ave, schools/parks, U of A, and all your shopping needs.

Built in 1940

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | E4457559    |
| Price          | \$1,799,800 |
| Bedrooms       | 5           |
| Bathrooms      | 3.50        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 4,203       |
| Acres          | 0.00        |



|            |               |
|------------|---------------|
| Year Built | 1940          |
| Type       | Single Family |
| Sub-Type   | Tri-Plex      |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 7323 81 Avenue   |
| Area        | Edmonton         |
| Subdivision | King Edward Park |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6B 0E3          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Triple Garage Detached |

### Interior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                           |
| Appliances        | See Remarks, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                  |
| Stories           | 3                                                                                                          |
| Has Suite         | Yes                                                                                                        |
| Has Basement      | Yes                                                                                                        |
| Basement          | Full, Finished                                                                                             |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Stone, Vinyl |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 5                    |

## Zoning

## Zone 17

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Listing information last updated on September 17th, 2025 at 5:02am MDT