

## \$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.

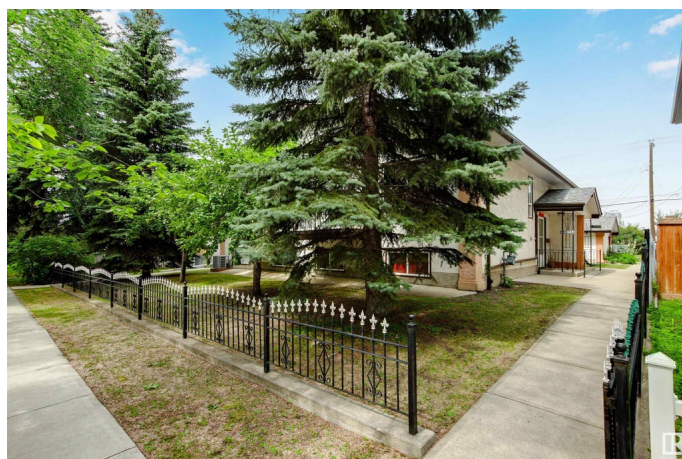
Built in 1998

### 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	4
Zoning	Zone 17
Condo Fee	\$1,500

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Listing information last updated on July 28th, 2025 at 5:02pm MDT