

\$639,998 - 8319 81ave, Edmonton

MLS® #E4463929

\$639,998

6 Bedroom, 4.00 Bathroom, 1,528 sqft
Single Family on 0.00 Acres

King Edward Park, Edmonton, AB

Amazing location in King Edward Park! This brand-new 1,528 sq. ft. home offers 4 bedrooms up and 3 full baths, plus a 2-bedroom legal suite – perfect for extended family or rental income. The main floor features a full bedroom and bathroom, a beautiful kitchen, and a spacious living room with plenty of natural light. Upstairs, you’ll find three generous bedrooms, including a primary suite with ensuite and walk-in closet. Enjoy the large yard and double garage – all in one of Edmonton’s most desirable central communities! Close to Bonnie Doon Mall, top-rated schools, and the Bonnie Doon LRT Station, offering easy access to downtown and the University of Alberta. Landscaping included.

Built in 2025

Essential Information

MLS® #	E4463929
Price	\$639,998
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	1,528
Acres	0.00
Year Built	2025



Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	8319 81ave
Area	Edmonton
Subdivision	King Edward Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 0W1

Amenities

Amenities	Ceiling 9 ft., Hot Water Instant, Vinyl Windows, HRV System, 9 ft. Basement Ceiling
Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Asphalt, Stucco
Exterior Features	Landscaped, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Asphalt, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	Donnan School
Middle	Kenilworth School
High	Mcnally High School

Additional Information

Date Listed	October 29th, 2025
Days on Market	2
Zoning	Zone 17

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 October 31st, 2025 at 7:17am MDT