

Courtesy Of Walter D Diduck Of RE/MAX Real Estate

# \$939,900 - 7416 81 Avenue, Edmonton

MLS® #E4423885

**\$939,900**

3 Bedroom, 2.00 Bathroom, 2,780 sqft  
Single Family on 0.00 Acres

King Edward Park, Edmonton, AB

Welcome to King Edward Park! Conveniently located 4-plex investment property close to schools, shopping, transportation and more! The complex has been well maintained with numerous renovations throughout including: paint; countertops; windows; doors; bathrooms; plumbing fixtures and lighting. Each unit has 3 bedrooms, full bath & ensuite, storage & separate front/back entryways. Each unit is approx 1016 sq.ft. in size, with great natural light, open floor plans and spacious kitchens. The lower level units have large windows. Shared laundry facilities. The complex faces south and features a brick facade, balconies for the upper levels and exposed beam mid-century roof and overhang. The yard is fenced and complete with low maintenance landscaping, double detached garage and extra parking stalls for tenants. Walking distance to public transportation, minutes to Sherwood Park freeway with easy access to the north and south sides of the city via 75 Street.

Built in 1969

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4423885  |
| Price    | \$939,900 |
| Bedrooms | 3         |



|                |               |
|----------------|---------------|
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 2,780         |
| Acres          | 0.00          |
| Year Built     | 1969          |
| Type           | Single Family |
| Sub-Type       | 4PLEX         |
| Style          | Bi-Level      |
| Status         | Active        |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 7416 81 Avenue   |
| Area        | Edmonton         |
| Subdivision | King Edward Park |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6B 0E2          |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | See Remarks            |
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom                            |
| Appliances        | Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Hot Water, Natural Gas                      |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished                              |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick  |
| Exterior Features | Back Lane, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick  |
| Foundation        | Concrete Perimeter   |

## School Information

|            |                        |
|------------|------------------------|
| Elementary | Avonmore/St. James     |
| Middle     | Laurier/St. Brendan    |
| High       | McNally/Austin O'Brien |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 4th, 2025 |
| Days on Market | 30              |
| Zoning         | Zone 17         |

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Listing information last updated on April 3rd, 2025 at 7:32pm MDT