

## \$399,900 - 8343 81 Avenue, Edmonton

MLS® #E4445646

**\$399,900**

3 Bedroom, 1.00 Bathroom, 1,212 sqft

Single Family on 0.00 Acres

King Edward Park, Edmonton, AB

This 3 bedroom 1 bathroom 1.5-storey home situated near Whyte Avenue sits on a generous 43 ft x 130 ft lot. This home offers exceptional potential for redevelopment or a custom renovation. Located in a desirable area near schools, transportation, shopping and centrally located near downtown. The property is being sold "as is, where is" – perfect for infill opportunities or a creative transformation. Don't miss this chance to build or restore in a growing neighborhood with strong upside value.

Built in 1950

### Essential Information

MLS® #	E4445646
Price	\$399,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,212
Acres	0.00
Year Built	1950
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information



Address	8343 81 Avenue
Area	Edmonton
Subdivision	King Edward Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 0W1

### **Amenities**

Amenities	See Remarks
Parking	Single Garage Detached

### **Interior**

Appliances	Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Fenced, Playground Nearby, Schools, Shopping Nearby
Lot Description	43ft x 130ft
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 3rd, 2025
Days on Market	21
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 July 24th, 2025 at 6:32pm MDT