

# \$584,998 - 7540 81 Avenue, Edmonton

MLS® #E4437681

**\$584,998**

4 Bedroom, 3.50 Bathroom, 1,589 sqft

Single Family on 0.00 Acres

King Edward Park, Edmonton, AB

**LEGAL BASEMENT SUITE ||** Modern 2-storey Semi-detached home with double detached garage features 3 bedrooms, 2.5 bath with legal secondary suite for additional income. Main floor with Living Area with stunning feature wall & fireplace, Dining Nook, beautiful kitchen with centre island, Den/Office on main floor could be used as bedroom & half bath. Upper Level you will find primary bedroom with W/I closet & 4pc Ensuite. 2 more bedrooms with common bathroom. Laundry on upper level. Legal Basement Suite with One bedroom , Kitchen , Living Area & Laundry. 9' ceilings, wood burning fireplace, LED lighting. Front & backyard landscaping included. Situated in a quiet mature neighbourhood, you will enjoy the best of both worlds in this brand new home in the established community of King Edward Park.

Built in 2022

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4437681  |
| Price          | \$584,998 |
| Bedrooms       | 4         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,589     |



|            |               |
|------------|---------------|
| Acres      | 0.00          |
| Year Built | 2022          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 7540 81 Avenue   |
| Area        | Edmonton         |
| Subdivision | King Edward Park |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6C 0B5          |

### Amenities

|           |   |
|-----------|---|
| Amenities | Carbon Monoxide Detectors, Detectors Smoke, No Animal Home, No Smoking Home |
| Parking   | Double Garage Detached  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Suite         | Yes  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### Additional Information

Date Listed May 21st, 2025

Days on Market 57

Zoning Zone 17

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Listing information last updated on July 17th, 2025 at 6:32am MDT