

\$579,000 - 7540 81 Avenue, Edmonton

MLS® #E4456854

\$579,000

4 Bedroom, 3.50 Bathroom, 1,578 sqft

Single Family on 0.00 Acres

King Edward Park, Edmonton, AB

This modern 2-storey semi-detached home in King Edward Park features a LEGAL BASEMENT SUITE with SEPARATE ENTRANCE, offering excellent potential for rental income or multi-generational living. The main floor includes a bright living room with feature wall and fireplace, a dining area, a stylish kitchen with centre island, a versatile den/office that can also serve as a bedroom, and a half bathroom. Upstairs, you'll find three bedrooms and two full bathrooms, including a spacious primary suite with a walk-in closet and ensuite, along with convenient upper-floor laundry. Large, well-placed windows throughout the home create an airy, open feel and allow plenty of natural light to flow in. The fully finished adds even more value with a fourth bedroom, full bathroom, second kitchen, second living room, and its own laundry. With 9' ceilings, LED lighting, fireplace, double detached garage, this home combines modern comfort with the charm of the established King Edward Park community.

Built in 2022

Essential Information

MLS® # E4456854

Price \$579,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,578
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, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	3
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	September 8th, 2025
Days on Market	6
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 September 14th, 2025 at 3:02pm MDT