

# \$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 | 5                  |
| 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 November 3rd, 2025 at 12:47am MST