

## \$749,900 - 8102 & 8104 81 Street, Edmonton

MLS® #E4439540

**\$749,900**

4 Bedroom, 4.00 Bathroom, 1,636 sqft

Single Family on 0.00 Acres

King Edward Park, Edmonton, AB

Exceptional Investment Opportunity in Sought-After King Edward Park. This fully finished full duplex, situated on a generous 533 m<sup>2</sup> (5,741.22 sq ft) corner lot, offers a prime investment in one of the city's most desirable neighborhoods. Each side of the duplex is complete with upper and lower-level living & features high-efficiency furnaces, 2+2 bedrooms, and 2 full bathrooms. The main floors include a bright kitchen, dining area, living room, 2 bedrooms, and a full bathroom. The lower levels offer additional living space with a large rec room, 2 more bedrooms, a second full bath, and convenient laundry areas—plus plenty of storage throughout. Ample parking includes a four-car pad on the south side and a double detached garage with a two-car driveway on the north. Located steps from schools, public transit, shopping, and numerous amenities—including a park and outdoor hockey rink right across the street—this is a rare opportunity to own a turnkey rental or multi-family home in a vibrant community.

Built in 1973

### Essential Information

MLS® # E4439540

Price \$749,900



Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	1,636
Acres	0.00
Year Built	1973
Type	Single Family
Sub-Type	Duplex Side By Side
Style	Bi-Level
Status	Active

### **Community Information**

Address	8102 & 8104 81 Street
Area	Edmonton
Subdivision	King Edward Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 2V5

### **Amenities**

Amenities	Parking-Extra
Parking	Double Garage Detached, Parking Pad Cement/Paved

### **Interior**

Appliances	Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Corner Lot, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed May 30th, 2025

Days on Market 15

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 June 14th, 2025 at 12:02am MDT