# \$289,900 - 2 8314 81 Avenue, Edmonton

MLS® #E4449572

#### \$289,900

2 Bedroom, 1.50 Bathroom, 611 sqft Condo / Townhouse on 0.00 Acres

King Edward Park, Edmonton, AB

Perfect Central Location - this unique bi-level unit in an extremely well kept 4-plex offers a total of 1144sqft of living space plus a garage with extra driveway space and peaceful yard. The main level has an updated kitchen with modern painted cabinets, butcher block counters, new sink with faucet & pantry. You can enjoy entertaining with a large living room and dining space that open up to the quaint balcony overlooking the back yard with apple tree. The main floor also offers a convenient 2-pc bathroom, updated vinyl plank floors, modern paint tones and updated LED lighting fixtures. The lower level features extra tall ceilings, 2 large bedrooms, a 4-pc bathroom, storage area plus laundry/mechanical room. There is a nice closet organizer in the primary bedroom, plus carpeting throughout the lower level along with added radon mitigation system. This property lets you truly enjoy a quiet space just steps away from the convivence of the LRT & Bonnie Doon shopping centre.

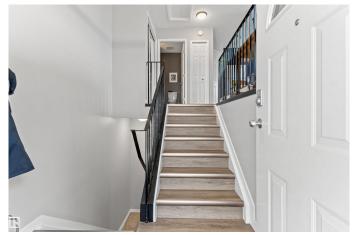
Built in 1998

## **Essential Information**

MLS® # E4449572 Price \$289,900

Bedrooms 2







Bathrooms 1.50

Full Baths 1

Half Baths 1

Square Footage 611

Acres 0.00

Year Built 1998

Type Condo / Townhouse

Sub-Type Townhouse

Style Bi-Level

Status Active

## **Community Information**

Address 2 8314 81 Avenue

Area Edmonton

Subdivision King Edward Park

City Edmonton
County ALBERTA

Province AB

Postal Code T6C 0W2

#### **Amenities**

Amenities Off Street Parking, Deck, Detectors Smoke, Front Porch, Hot Water

Natural Gas, No Smoking Home, Secured Parking, Vinyl Windows

Parking Spaces 2

Parking Single Garage Detached

Interior

Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan,

Refrigerator, Stove-Electric, Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Finished

**Exterior** 

Exterior Wood, Brick, Vinyl

Exterior Features Low Maintenance Landscape, Public Swimming Pool, Public

Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Brick, Vinyl Foundation Concrete Perimeter

### **Additional Information**

Date Listed July 24th, 2025

Days on Market 84

Zoning Zone 17

Condo Fee \$125

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