

## \$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 3

Zoning Zone 17

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