

\$584,500 - 7404 81 Ave Nw, Edmonton

MLS® #A2244095

\$584,500

5 Bedroom, 4.00 Bathroom, 1,623 sqft
Residential on 0.07 Acres

King Edward Park, Edmonton, Alberta

Welcome to this thoughtfully laid-out 1/2 duplex offering 3 spacious bedrooms and 2.5 bathrooms. With an additional fully equipped 2-bedroom legal basement suite.

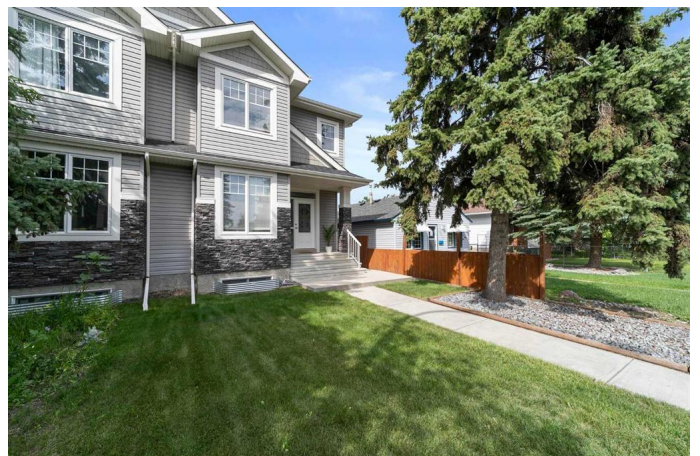
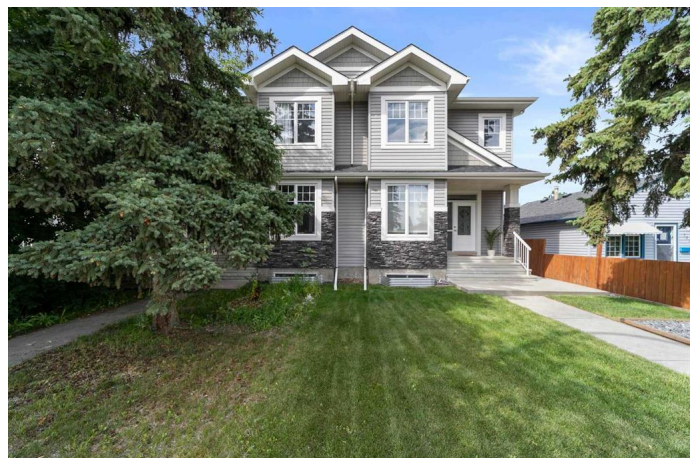
The main floor greets you with a bright and versatile front office/flex room—perfect for working from home, a study space, or playroom. The open-concept living and dining area is anchored by a modern gas fireplace, creating a cozy atmosphere for relaxing or entertaining. The kitchen features sleek quartz countertops throughout, ample cabinetry, a walk-in pantry, and quality finishes that elevate the space.

Upstairs, the spacious primary suite offers a large walk-in closet and a private ensuite. Two additional bedrooms, a full bath, and convenient upstairs laundry complete the upper level.

Downstairs, the 2-bedroom legal suite has a separate exterior entrance, its own in-suite laundry, and generous storage—fully self-contained and move-in ready for tenants or extended family.

Outside, enjoy a double garage, well kept spacious, private yard, and modern curb appeal.

Located near 75 Street and 81 Avenue, you're minutes from Whyte Avenue, Bonnie Doon Mall, the University of Alberta, Downtown, and Sherwood Park. Quick access to major roadways and public transit makes commuting easy, while nearby parks, schools, and shopping offer convenience for everyday



living.

Don't miss this opportunity to own a versatile property in a highly sought-after and well-connected Edmonton neighborhood.

Built in 2014

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2244095 |
| Price | \$584,500 |
| Bedrooms | 5 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,623 |
| Acres | 0.07 |
| Year Built | 2014 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | 2 Storey, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 7404 81 Ave Nw |
| Subdivision | King Edward Park |
| City | Edmonton |
| County | Edmonton |
| Province | Alberta |
| Postal Code | T6B 0E2 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 2 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Sump Pump(s), Walk-In Closet(s) |
| Appliances | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, |

| | |
|-----------------|-----------------------------|
| | Washer/Dryer |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Exterior Entry, Full, Suite |

Exterior

| | |
|-------------------|--------------------------|
| Exterior Features | Other |
| Lot Description | Back Lane, Lawn |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 30th, 2025 |
| Days on Market | 6 |
| Zoning | RS |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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