

Courtesy Of Walter D Diduck Of RE/MAX Real Estate

# \$939,900 - 7416 81 Avenue, Edmonton

MLS® #E4423885

**\$939,900**

3 Bedroom, 2.00 Bathroom, 2,780 sqft

Single Family on 0.00 Acres

King Edward Park, Edmonton, AB

Welcome to King Edward Park! Conveniently located 4-plex investment property close to schools, shopping, transportation and more! The complex has been well maintained with numerous renovations throughout including: paint; countertops; windows; doors; bathrooms; plumbing fixtures and lighting. Each unit has 3 bedrooms, full bath & ensuite, storage & separate front/back entryways. Each unit is approx 1016 sq.ft. in size, with great natural light, open floor plans and spacious kitchens. The lower level units have large windows. Shared laundry facilities. The complex faces south and features a brick facade, balconies for the upper levels and exposed beam mid-century roof and overhang. The yard is fenced and complete with low maintenance landscaping, double detached garage and extra parking stalls for tenants. Walking distance to public transportation, minutes to Sherwood Park freeway with easy access to the north and south sides of the city via 75 Street.

Built in 1969

## Essential Information

MLS® #	E4423885
Price	\$939,900
Bedrooms	3



Bathrooms	2.00
Full Baths	2
Square Footage	2,780
Acres	0.00
Year Built	1969
Type	Single Family
Sub-Type	4PLEX
Style	Bi-Level
Status	Active

### **Community Information**

Address	7416 81 Avenue
Area	Edmonton
Subdivision	King Edward Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6B 0E2

### **Amenities**

Amenities	See Remarks
Parking Spaces	4
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dryer, Refrigerator, Stove-Electric, Washer
Heating	Hot Water, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick
Exterior Features	Back Lane, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick
Foundation	Concrete Perimeter

## School Information

Elementary	Avonmore/St. James
Middle	Laurier/St. Brendan
High	McNally/Austin O'Brien

## Additional Information

Date Listed	March 4th, 2025
Days on Market	32
Zoning	Zone 17

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Listing information last updated on April 4th, 2025 at 10:17pm MDT