

# \$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.

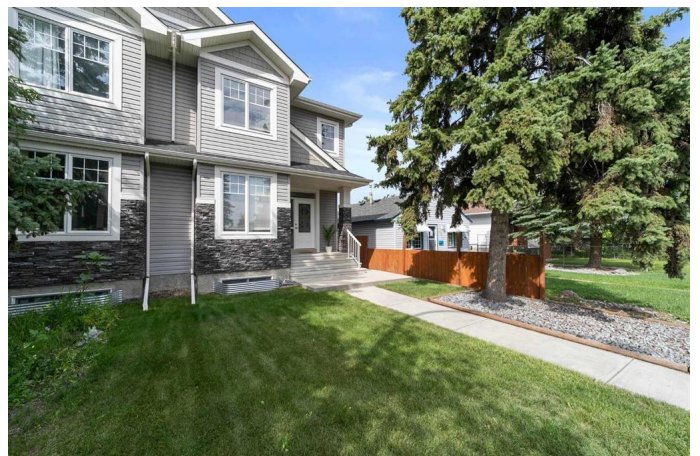
The main floor greets you with a bright and versatile front office/flex room—perfect for working from home, a study space, or playroom. The open-concept living and dining area is anchored by a modern gas fireplace, creating a cozy atmosphere for relaxing or entertaining. The kitchen features sleek quartz 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, income-generating 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)
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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	2
Zoning	RS

## Listing Details

Listing Office	CIR Realty
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