

## **\$395,000 - 9121 81 Avenue, Edmonton**

MLS® #E4440773

**\$395,000**

3 Bedroom, 2.00 Bathroom, 1,053 sqft

Single Family on 0.00 Acres

King Edward Park, Edmonton, AB

INFILL OPPORTUNITY STEPS TO MILL CREEK & DONNAN PARK Charming 3+1 bedroom, 2 bath 1.5-storey on a 33' x 132' lot in one of Edmonton's most walkable infill pockets. Surrounded by many gorgeous new homes, this warm and welcoming home features coved ceilings, ornamental fireplace, flexible dining/office space, a main floor bedroom and 4-piece bath, plus a bright kitchen with access to the sunny south-facing yard. Upstairs offers two more bedrooms, while the finished basement includes a family room, bedroom, renovated 3-piece bath, and shared laundry (had a former kitchenette also). Updates include basement wiring and underground power from the garage to the house. Perennial gardens and mature landscaping make the backyard a relaxing retreat. Walk to Mill Creek Ravine trails, Donnan Park, Shamrock Curling Club, and local favourites like Mill Creek Café, Take Care Café, and Darling. Great holding property, rental, or site for your future build in this sought-after neighbourhood. Welcome home!

Built in 1946

### **Essential Information**

MLS® # E4440773

Price \$395,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,053
Acres	0.00
Year Built	1946
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	9121 81 Avenue
Area	Edmonton
Subdivision	King Edward Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 0W9

### **Amenities**

Amenities	Off Street Parking, Deck, Patio
Parking Spaces	2
Parking	Over Sized, RV Parking, Single Garage Detached, See Remarks

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 5th, 2025

Days on Market                11

Zoning                              Zone 17

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