

## \$418,000 - 9128 81 Avenue, Edmonton

MLS® #E4435298

**\$418,000**

3 Bedroom, 2.00 Bathroom, 839 sqft

Single Family on 0.00 Acres

King Edward Park, Edmonton, AB

**ATTENTION INVESTORS!** Donâ€™t miss this rare find in sought-after King Edward Park!

This charming 2-bedroom bungalow located on this beautiful tranquil tree-lined avenue features stunning original hardwood floors, two large bedrooms on the main floor, two bathrooms (one on main + one-basement) and central air conditioning. 839sf main floor + 765sf basement. Located just one block from the scenic and tranquil Mill Creek Ravine trails. The generous 132' x 49.5' lot is zoned RF3, offering multiple options: move in, rent out, or redevelop with a single-family home or two skinny homes. Includes fridge, stove, washer, dryer, air conditioner, and window coverings. Walking distance to Campus Saint-Jean (University of Albertaâ€™s francophone campus), with schools, shopping, and transit just steps away. Incredible potentialâ€”act fast!

Built in 1947

### Essential Information

MLS® #	E4435298
Price	\$418,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	839
Acres	0.00



Year Built	1947
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	9128 81 Avenue
Area	Edmonton
Subdivision	King Edward Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 0X1

### Amenities

Amenities	Air Conditioner, See Remarks
Parking	Double Garage Detached

### Interior

Appliances	Air Conditioning-Central, Refrigerator, Stove-Gas, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Landscaped, Park/Reserve, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 8th, 2025
Days on Market	2
Zoning	Zone 17

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