

\$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 12

Zoning Zone 17

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Listing information last updated on June 16th, 2025 at 11:32pm MDT