

\$699,900 - 8102 & 8104 81 Street, Edmonton

MLS® #E4439540

\$699,900

4 Bedroom, 4.00 Bathroom, 1,636 sqft

Single Family on 0.00 Acres

King Edward Park, Edmonton, AB

Exceptional Investment Opportunity in Sought-After King Edward Park. This fully finished full duplex, situated on a generous 533 m² (5,741.22 sq ft) corner lot, offers a prime investment in one of the city's most desirable neighborhoods. Each side of the duplex is complete with upper and lower-level living & features high-efficiency furnaces, 2+2 bedrooms, and 2 full bathrooms. The main floors include a bright kitchen, dining area, living room, 2 bedrooms, and a full bathroom. The lower levels offer additional living space with a large rec room, 2 more bedrooms, a second full bath, and convenient laundry areas—plus plenty of storage throughout. Ample parking includes a four-car pad on the south side and a double detached garage with a two-car driveway on the north. Located steps from schools, public transit, shopping, and numerous amenities—including a park and outdoor hockey rink right across the street—this is a rare opportunity to own a turnkey rental or multi-family home in a vibrant community.

Built in 1973

Essential Information

MLS® # E4439540

Price \$699,900



| | |
|----------------|---------------------|
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 4 |
| Square Footage | 1,636 |
| Acres | 0.00 |
| Year Built | 1973 |
| Type | Single Family |
| Sub-Type | Duplex Side By Side |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 8102 & 8104 81 Street |
| Area | Edmonton |
| Subdivision | King Edward Park |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6C 2V5 |

Amenities

| | |
|-----------|--|
| Amenities | Parking-Extra |
| Parking | Double Garage Detached, Parking Pad Cement/Paved |

Interior

| | |
|--------------|---|
| Appliances | Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating | Forced Air-2, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stucco |
| Exterior Features | Corner Lot, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed May 30th, 2025

Days on Market 17

Zoning Zone 17

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 16th, 2025 at 12:17pm MDT