

# \$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 | 3             |
| Zoning         | Zone 17       |

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Listing information last updated on May 11th, 2025 at 5:17am MDT