

## **\$825,000 - 9125 81 Avenue, Edmonton**

---

MLS® #E4427778

**\$825,000**

3 Bedroom, 3.50 Bathroom, 1,698 sqft

Single Family on 0.00 Acres

King Edward Park, Edmonton, AB

IN THE BEST POCKET of King Edward Park, this stunning 2016-built contemporary home offers the perfect blend of modern elegance and prime location! Just steps from Mill Creek Ravine, this lightly lived-in gem sits on a full-sized south-facing lot, bathing the home in natural light. Step inside to a spacious foyer leading to an open-concept main floor with gleaming hardwood floors, a chef's dream island kitchen, walk-in pantry, and a stylish powder room. Upstairs, the luxurious primary suite boasts a walk-in closet, while an additional bedroom, bonus room, second-floor laundry, and balcony doors with phantom screens add to the home's charm. The fully finished basement features a sprawling Rec room, an extra bedroom, and a full bath—ideal for guests or family. Outside, the landscaped south-facing yard with a brick patio provides a private retreat. This is the perfect home for those seeking contemporary style, generous space, and an unbeatable location!



Built in 2016

### **Essential Information**

MLS® #	E4427778
Price	\$825,000
Bedrooms	3
Bathrooms	3.50

Full Baths	3
Half Baths	1
Square Footage	1,698
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	9125 81 Avenue
Area	Edmonton
Subdivision	King Edward Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 0W9

### **Amenities**

Amenities	Patio
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings, Wine/Beverage Cooler, Microwave Hood Fan-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Fenced, Public Transportation
Roof	Asphalt Shingles

Construction Wood, Stucco  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed March 27th, 2025  
Days on Market 8  
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 April 4th, 2025 at 2:47pm MDT