

Courtesy Of Josh M Cudmore Of Initia Real Estate

# \$1,799,800 - 7323 81 Avenue, Edmonton

MLS® #E4457559

**\$1,799,800**

5 Bedroom, 3.50 Bathroom, 4,203 sqft  
Single Family on 0.00 Acres

King Edward Park, Edmonton, AB

Amazing Opportunity to add this stunning High End 6 unit project to your rental portfolio. This 3plex with legal basement suites is accompanied by a 3 single car garage to maximize your cashflow. All units are thoughtfully designed with an open main floor layout featuring LVP flooring, Quartz countertops, SS appliances, Designer lighting package and conveniently tucked away powder room. Upstairs each unit offers 3 bedrooms with 2 full baths and laundry. The basement suites with its own entrance offers another living space with 2 bedrooms, full kitchen, laundry and full bath. Total of 15 bedrooms and 12 bathrooms. It is perfectly located close to transportation, Whyte Ave, schools/parks, U of A, and all your shopping needs.

Built in 1940

## Essential Information

MLS® #	E4457559
Price	\$1,799,800
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	4,203
Acres	0.00



Year Built	1940
Type	Single Family
Sub-Type	Tri-Plex
Style	2 Storey
Status	Active

### **Community Information**

Address	7323 81 Avenue
Area	Edmonton
Subdivision	King Edward Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6B 0E3

### **Amenities**

Amenities	See Remarks
Parking	Triple Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	See Remarks, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	September 12th, 2025
Days on Market	5

## Zoning

## Zone 17

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Listing information last updated on September 17th, 2025 at 3:47pm MDT