

# **\$149,900 - 301 7204 81 Avenue, Edmonton**

MLS® #E4461225

**\$149,900**

2 Bedroom, 1.00 Bathroom, 960 sqft

Condo / Townhouse on 0.00 Acres

King Edward Park, Edmonton, AB

Fantastic opportunity! This 960 sq.ft sunny south facing TOP FLOOR unit in King Edward Park features 2 sizeable bdrms & a 4pc bath. Tucked away on a quiet no thru street in a mature community, this unit combines comfort w/ convenience. Step inside & you'll be greeted by a spacious foyer w/ an abundance of closet & storage space. The open layout makes everyday living easy featuring a large living rm filled w/ natural light, a dedicated dining area & a functional bright white kitchen. With hard surface flooring throughout there's no carpet to worry about making the home stylish & low maintenance. The 2 generous bdrms provide flexibility for a home office or guest space. Perfectly located, this condo is just minutes from shopping, restaurants, schools & public transit. With quick & easy access to Whyte Ave, U of A & all major routes, commuting anywhere in the city is a breeze. Whether you're a first-time home buyer, student looking for a convenient location or an investor, this condo has a ton to offer!

Built in 1970

## **Essential Information**

MLS® # E4461225

Price \$149,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 960                    |
| Acres          | 0.00                   |
| Year Built     | 1970                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 301 7204 81 Avenue |
| Area        | Edmonton           |
| Subdivision | King Edward Park   |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6B 0E2            |

### Amenities

|           |                                                                    |
|-----------|--------------------------------------------------------------------|
| Amenities | On Street Parking, Detectors Smoke, No Smoking Home, Security Door |
| Parking   | Stall                                                              |

### Interior

|              |                                   |
|--------------|-----------------------------------|
| Appliances   | Refrigerator, Stove-Electric      |
| Heating      | Baseboard, Hot Water, Natural Gas |
| # of Stories | 3                                 |
| Stories      | 1                                 |
| Has Basement | Yes                               |
| Basement     | None, No Basement                 |

### Exterior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                           |
| Exterior Features | Landscaped, No Through Road, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel                                                                 |
| Construction      | Wood, Brick, Vinyl                                                           |
| Foundation        | Concrete Perimeter                                                           |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 7th, 2025 |
| Days on Market | 23                |
| Zoning         | Zone 17           |
| Condo Fee      | \$581             |

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Listing information last updated on October 30th, 2025 at 4:02pm MDT