

# **\$179,500 - 308 7204 81 Avenue, Edmonton**

MLS® #E4444345

**\$179,500**

3 Bedroom, 1.50 Bathroom, 1,337 sqft  
Condo / Townhouse on 0.00 Acres

King Edward Park, Edmonton, AB

Experience EXPANSIVE living in this rare 1,336 sqft, 3 bedroom, TOP-floor condo, perfectly situated in a quaint part of King Edward Park. You will absolutely be WOWed by the amount of space & the transitional style of this gorgeous well cared for home. Sunlight pours through south-facing windows, illuminating the massive living room which is ideal for entertaining ALL your friends and family. There will be no bumping elbows in this classic country kitchen that boasts stainless steel appliances, travertine tile backsplash, a spacious pantry, & an abundance of counter space for all the prep space you could need (even with multiple chefs). Enjoy the convenience of in-suite laundry, no carpet, & exceptional storage space throughout. Each of the three oversized bedrooms features huge closets with floor-to-ceiling mirrors, giving everyone a primary suite feel. Just steps from schools, shopping, & public transit, this is the ultimate blend of comfort, space, and location—the investment potential is endless!

Built in 1970

## **Essential Information**

MLS® #	E4444345
Price	\$179,500
Bedrooms	3



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,337
Acres	0.00
Year Built	1970
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	308 7204 81 Avenue
Area	Edmonton
Subdivision	King Edward Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6B 0E2

### Amenities

Amenities	Off Street Parking, Air Conditioner, Closet Organizers, Parking-Plug-Ins
Parking	Stall

### Interior

Appliances	Air Conditioner-Window, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
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	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Tar & Gravel
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 26th, 2025
Days on Market	12
Zoning	Zone 17
Condo Fee	\$736

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