

## \$799,900 - 7028 81 Street, Edmonton

MLS® #E4437438

**\$799,900**

6 Bedroom, 3.50 Bathroom, 2,402 sqft

Single Family on 0.00 Acres

Avonmore, Edmonton, AB

Nestled in the mature and highly sought-after Avonmore neighbourhood, this great 2-storey home built in 2013 offers over 3,400 sq. ft. of versatile living space, including a fully LEGAL 2-bedroom BASEMENT SUITE with a private side entrance. Upstairs, you'll find 4 generously sized bedrooms, a 4-piece main bathroom & a luxurious 5-piece ensuite featuring double sinks, a soaker tub & a separate shower. The main floor boasts an open-concept kitchen with quartz island eat-up bar, spacious dining area & a cozy great room with gas fireplace, plus a separate front living room, 2-piece bath & laundry. Enjoy morning coffee on the charming front veranda overlooking a quiet, tree-lined street. The basement suite includes 9-ft ceilings, 2 bedrooms, a full bath, dining nook & living room. Step into the private backyard with a two-tiered deck, double detached garage & side RV parking. Located minutes from Mill Creek Ravine, Whyte Avenue, playgrounds, schools, the new LRT—this home has it all including central A/C!

Built in 2013

### Essential Information

MLS® # E4437438

Price \$799,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,402                  |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 7028 81 Street |
| Area        | Edmonton       |
| Subdivision | Avonmore       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6C 2T4        |

### Amenities

|           |                                                                                                               |
|-----------|---------------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, Air Conditioner, Ceiling 9 ft., Deck, R.V. Storage, Vinyl Windows, 9 ft. Basement Ceiling |
| Parking   | Double Garage Detached                                                                                        |

### Interior

|                   |                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                       |
| Appliances        | Air Conditioning-Central, Garage Control, Garage Opener, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two |
| Heating           | Forced Air-2, Natural Gas                                                                                                                              |
| Stories           | 3                                                                                                                                                      |
| Has Suite         | Yes                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                    |
| Basement          | Full, Finished                                                                                                                                         |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles                                                                                                                  |
| Construction      | Wood, Stone, Vinyl                                                                                                                |
| Foundation        | Concrete Perimeter                                                                                                                |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 20th, 2025 |
| Days on Market | 8              |
| Zoning         | Zone 17        |

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Listing information last updated on May 28th, 2025 at 1:47am MDT