

## \$385,000 - 13435 81 Street, Edmonton

MLS® #E4439383

**\$385,000**

4 Bedroom, 1.50 Bathroom, 1,022 sqft

Single Family on 0.00 Acres

Delwood, Edmonton, AB

Enjoy this lovingly maintained Delwood bungalow. Fantastically situated facing green space on a corner lot with southern front exposure. The bright main floor features a large living room with hardwood flooring, updated kitchen with gas stove and dining area complete with two good sized bedrooms and large bath. The basement has been recently refinished with new windows, insulation, paint and flooring boasts two bedrooms and generous sized second living room. Ample storage space is found in the utility room and laundry room. One can appreciate the many upgrades: most windows, newer roof, furnace and attic insulation. HWT, fence, sod, sidewalks and grading all done in 2024. Finishing off this property is an oversized double detached garage. Close to all levels of schooling, transit and shopping. A great property with much to offer.

Built in 1966

### Essential Information

MLS® #	E4439383
Price	\$385,000
Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1



Square Footage	1,022
Acres	0.00
Year Built	1966
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	13435 81 Street
Area	Edmonton
Subdivision	Delwood
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5C 1N8

### Amenities

Amenities	See Remarks
Parking	Double Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Corner Lot, Flat Site, Public Transportation, Schools, Shopping Nearby, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### School Information

Elementary	Delwood/St.Vladimir
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Middle	Killarney
High	O'Leary

### **Additional Information**

Date Listed	May 30th, 2025
Days on Market	18
Zoning	Zone 02

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