

\$279,900 - 13218 81 Street, Edmonton

MLS® #E4419288

\$279,900

3 Bedroom, 1.00 Bathroom, 969 sqft

Single Family on 0.00 Acres

Delwood, Edmonton, AB

INVESTMENT OR FIRST TIME BUYER OPPORTUNITY! JUST ADD A LEGAL BASEMENT SUITE!! This half duplex is situated in the Delwood community and boasts a fantastic location! Upon entering, you are welcomed by a living room featuring a beautiful brick-facing fireplace. The home includes a spacious dining room, a kitchen with ample cupboard space, and a portable dishwasher. Towards the back, you'll find three generously sized bedrooms and a 4-piece bathroom. Unfinished basement WITH SEPARATE ENTRANCE. Additionally, the property includes an oversized 16 x 26 single garage with an 8-foot door and cabinets for extra storage, newer windows, roof and siding. This property is a must-see! CLOSE TO ALL AMENITIES, SCHOOLS, MAJOR BUS ROUTES, GROCERY STORES & RESTAURANTS, MEDICAL SERVICES. EASY ACCESS TO YELLOW HEAD TRAIL & THE ANTHONY HENDAY.



Built in 1966

Essential Information

MLS® #	E4419288
Price	\$279,900
Bedrooms	3
Bathrooms	1.00

Full Baths	1
Square Footage	969
Acres	0.00
Year Built	1966
Type	Single Family
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

Community Information

Address	13218 81 Street
Area	Edmonton
Subdivision	Delwood
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5C 1N7

Amenities

Amenities	On Street Parking, Hot Water Natural Gas, No Animal Home, No Smoking Home
Parking Spaces	3
Parking	Over Sized, Rear Drive Access, Single Garage Detached

Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brass Surround
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Landscaped, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

School Information

Elementary Delwood School

Middle Balwin School

High M.E. LaZerte School

Additional Information

Date Listed January 26th, 2025

Days on Market 46

Zoning Zone 02

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