

## \$369,999 - 12509 81 Street, Edmonton

MLS® #E4448279

**\$369,999**

4 Bedroom, 2.00 Bathroom, 1,268 sqft

Single Family on 0.00 Acres

Elmwood Park, Edmonton, AB

Renovated and well-maintained family home located in the mature community of Elmwood Park, offering timeless charm and character throughout. Features include a covered front porch, spacious formal living room, main bathroom with dormer window, and vaulted ceilings in the upper-level bedrooms. The kitchen is located at the rear of the home and connects to an adjoining dining area that leads to a new deck built in 2024. Notable upgrades include shingles and windows (2016), washer, fence, and electrical (2020), main bathroom (2021), and dishwasher (2022). Nestled on a generous 50x150 ft lot with mature trees that provide privacy and shade. The basement is partially finished with a 3-piece bathroom and a fourth bedroom. Egress windows offer the possibility of adding a fifth bedroom. Convenient access to Yellowhead Trail supports easy commuting across the city.

Built in 1950

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4448279  |
| Price          | \$369,999 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,268     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1950                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 1 and Half Storey      |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 12509 81 Street |
| Area        | Edmonton        |
| Subdivision | Elmwood Park    |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5B 2T8         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, See Remarks      |
| Parking   | Single Garage Detached |

### Interior

|              |                                                                                    |
|--------------|------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                          |
| Stories      | 2                                                                                  |
| Has Basement | Yes                                                                                |
| Basement     | Full, Partially Finished                                                           |

### Exterior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior          | Wood, Stucco                                           |
| Exterior Features | Back Lane, Cul-De-Sac, Fenced, Landscaped, See Remarks |
| Roof              | Asphalt Shingles                                       |
| Construction      | Wood, Stucco                                           |
| Foundation        | Concrete Perimeter                                     |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 23              |
| Zoning         | Zone 05         |

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Listing information last updated on August 9th, 2025 at 10:02am MDT