

## \$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 |
|------------|---------------------|

|        |           |
|--------|-----------|
| Middle | Killarney |
| High   | O'Leary   |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 27             |
| Zoning         | Zone 02        |

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