

## **\$305,900 - 12510 81 Street, Edmonton**

MLS® #E4464894

### **\$305,900**

4 Bedroom, 2.00 Bathroom, 1,149 sqft

Single Family on 0.00 Acres

Elmwood Park, Edmonton, AB

This cute as a button 1.5 story home is full of pleasant surprises & gives so many options! 1800 sq feet of living space! For the first time buyer its an affordable property that allows you to enter the real estate market & purchase with confidence for the future. For the investor / developer this property is full rentable now & sits on a 709 m2 (50 x 150) lot - options for redevelopment. With a large east facing window the morning sun fills the newly painted living room with natural light. The kitchen is open and has room for a smaller bistro table. On the main floor there are 2 bedrooms (one used as a dining room) & a 4 piece bath. Upstairs you will find 2 large bedrooms that allow for work from home flexibility. Venturing down stairs you will find a large family room that can accomodate a large movie screen & gaming area. The basement has a newer renovated 3 piece bathroom. The west facing back yard has fruit trees & potential for a future garage. Incredibly accessible to the yellowhead & downtown.

Built in 1946

### **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | E4464894  |
| Price      | \$305,900 |
| Lease Rate | \$16      |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,149                  |
| Acres          | 0.00                   |
| Year Built     | 1946                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 12510 81 Street |
| Area        | Edmonton        |
| Subdivision | Elmwood Park    |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5B 2T9         |

### Amenities

|           |                                                                                                                      |
|-----------|----------------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Deck, Detectors Smoke, No Smoking Home, Parking-Extra, Parking-Visitor, R.V. Storage, See Remarks |
| Parking   | No Garage, Parking Pad Cement/Paved, RV Parking, See Remarks                                                         |

### Interior

|              |                                                                                                                                                              |
|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Portable, Dryer, Freezer, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Wine/Beverage Cooler |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                    |
| Stories      | 3                                                                                                                                                            |
| Has Basement | Yes                                                                                                                                                          |
| Basement     | Full, Finished                                                                                                                                               |

### Exterior

|                   |                                                                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                                                                |
| Exterior Features | Back Lane, Cul-De-Sac, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Lot Description   | zoned RF1                                                                                                                                                                                  |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 6th, 2025 |
| Days on Market | 2                  |
| Zoning         | Zone 05            |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 8th, 2025 at 7:32pm MST