

**\$294,800 - 11613 81 Street, Edmonton**

MLS® #E4436608

**\$294,800**

4 Bedroom, 2.00 Bathroom, 795 sqft  
Single Family on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

Opportunity knocks for first-time buyers or investors. This 4-bedroom, 2-bathroom bungalow has seen several important upgrades in recent years, including the furnace, hot water tank, roof, windows, cabinets, flooring, and more. The home features a separate rear entrance, offering potential to develop a basement suite. Ample parking in the back for a truck, trailer, or RV, plus additional parking right out front. Convenient location close to schools, shopping, and major routes. What are you waiting for?

Built in 1945

**Essential Information**

MLS® #	E4436608
Price	\$294,800
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	795
Acres	0.00
Year Built	1945
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active



## Community Information

Address	11613 81 Street
Area	Edmonton
Subdivision	Parkdale (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 2S1

## Amenities

Amenities	See Remarks
Parking	See Remarks

## Interior

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

## Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed	May 15th, 2025
Days on Market	2
Zoning	Zone 05

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