

## \$455,000 - 13319 81 Street, Edmonton

MLS® #E4423175

**\$455,000**

5 Bedroom, 2.50 Bathroom, 1,296 sqft

Single Family on 0.00 Acres

Delwood, Edmonton, AB

Welcome to this large over 1250 sq, fully renovated 5 bedrooms open beam bungalow located in excellent, convenient location facing a island park. This gorgeous home offers large, bright living room, kitchen is open and completed with brand new appliances. Master bedroom is equipped with large closet and 2 piece ensuite, additional 2 bedrooms on main floor are bright and great size. Basement is fully finished with separate entrance, large family room 2 additional bedrooms and full bathroom. Vinyl plank flooring throughout, fresh neutral paint, new tiles and bath tubs, new granite countertops, light fixtures, door hardware and more. Single attached garage and huge 704.73 m2 fully fenced yard completes this stunning home. Prime location, close to schools, shopping and transportation. A must see to appreciate!

Built in 1967

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4423175  |
| Price          | \$455,000 |
| Bedrooms       | 5         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,296     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1967                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 13319 81 Street |
| Area        | Edmonton        |
| Subdivision | Delwood         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5C 1N8         |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Deck, No Animal Home, No Smoking Home, Open Beam |
| Parking Spaces | 2  |
| Parking        | Single Garage Attached                           |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Back Lane, Cul-De-Sac, Fenced, Flat Site, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|             |                     |
|-------------|---------------------|
| Date Listed | February 27th, 2025 |
|-------------|---------------------|

Days on Market 62

Zoning Zone 02

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 April 30th, 2025 at 4:32pm MDT