

## \$359,900 - 13015 81 Street, Edmonton

MLS® #E4460006

**\$359,900**

4 Bedroom, 2.00 Bathroom, 995 sqft

Single Family on 0.00 Acres

Balwin, Edmonton, AB

Charming 995 sq. ft. bungalow in the heart of Balwin! This well-kept home features newer windows, a double detached garage with breezeway, and side parking pad. Inside, the bright living room showcases hardwood flooring, while the kitchen offers oak cabinets, a newer fridge, and updated tap. The main floor includes two bedrooms with lino flooring and a primary bedroom with hardwood, plus a renovated 3-pc bath with new shower and tap. The fully finished basement provides a rec room with wet bar and fridge, tile-floor bedroom, 3-pc bath with shower, cold room, and laundry area with washer, dryer, humidifier, and A/C. The garage is a handyman's dream with heater, compressor, workbench, shelving, and cabinets. Perfect starter home or for investors, this home combines comfort and functionality in a desirable location close to schools, shopping, and transit.

Built in 1964

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4460006  |
| Price      | \$359,900 |
| Bedrooms   | 4         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 995                    |
| Acres          | 0.00                   |
| Year Built     | 1964                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 13015 81 Street |
| Area        | Edmonton        |
| Subdivision | Balwin          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5C 1N3         |

### Amenities

|           |                                                                          |
|-----------|--------------------------------------------------------------------------|
| Amenities | Air Conditioner, No Animal Home, No Smoking Home, Parking-Extra, Wet Bar |
| Parking   | Double Garage Detached, Heated, Insulated                                |

### Interior

|              |                                                                                                                                           |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                                 |
| Stories      | 2                                                                                                                                         |
| Has Basement | Yes                                                                                                                                       |
| Basement     | Full, Finished                                                                                                                            |

### Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior          | Wood, Metal, Stucco |
| Exterior Features | Corner Lot          |
| Roof              | Asphalt Shingles    |
| Construction      | Wood, Metal, Stucco |
| Foundation        | Concrete Perimeter  |

### School Information

|            |                  |
|------------|------------------|
| Elementary | Princeton School |
|------------|------------------|

|        |                     |
|--------|---------------------|
| Middle | Balwin School       |
| High   | M.E. LaZerte School |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 29th, 2025 |
| Days on Market | 26                   |
| 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 October 25th, 2025 at 9:02pm MDT