

## \$389,999 - 12509 81 Street, Edmonton

MLS® #E4445038

**\$389,999**

4 Bedroom, 2.00 Bathroom, 1,268 sqft

Single Family on 0.00 Acres

Elmwood Park, Edmonton, AB

Renovated and well-maintained family home located in the mature community of Elmwood Park, offering timeless charm and character throughout. Features include a covered front porch, spacious formal living room, main bathroom with dormer window, and vaulted ceilings in the upper-level bedrooms. The kitchen is located at the rear of the home and connects to an adjoining dining area that leads to a new deck built in 2024. Notable upgrades include shingles and windows (2016), washer, fence, and electrical (2020), main bathroom (2021), and dishwasher (2022). Nestled on a generous 50x150 ft lot with mature trees that provide privacy and shade. The basement is partially finished with a 3-piece bathroom and a fourth bedroom. Egress windows offer the possibility of adding a fifth bedroom. Convenient access to Yellowhead Trail supports easy commuting across the city.

Built in 1950

### Essential Information

MLS® #	E4445038
Price	\$389,999
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,268



Acres	0.00
Year Built	1950
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	12509 81 Street
Area	Edmonton
Subdivision	Elmwood Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 2T8

### Amenities

Amenities	Deck, See Remarks
Parking	Single Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Cul-De-Sac, Fenced, Landscaped, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 30th, 2025
Days on Market	3
Zoning	Zone 05

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