

\$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	3
Zoning	Zone 05

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Listing information last updated on November 9th, 2025 at 1:02am MST