

Courtesy Of Brent Anderson Of Century 21 Masters

## \$299,999 - 11406 81 Street, Edmonton

MLS® #E4441634

**\$299,999**

4 Bedroom, 2.00 Bathroom, 1,103 sqft

Single Family on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

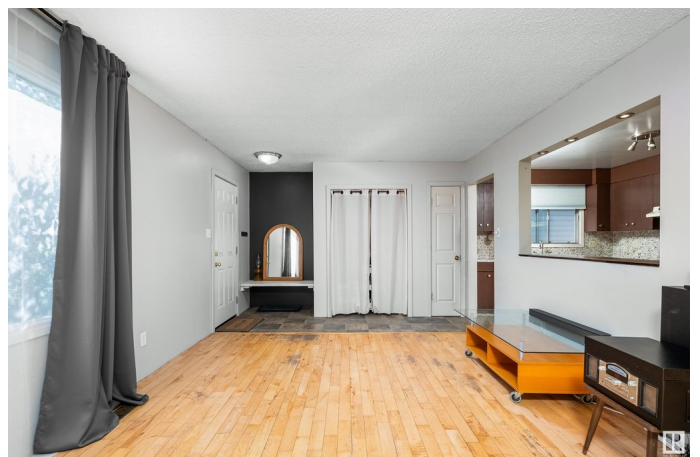
Discover the charm of this cute bungalow located in the heart of Parkdale. This delightful home boasts several recent upgrades, ensuring comfort + convenience for its future owners: furnace + HWT Feb. 2024, shingles to the house + garage July 2022. This gem is ideally situated close to parks, schools, shopping centres, + public transportation, making it a perfect choice for families + commuters alike. Enter through the front door into a spacious living room featuring a large picture window. A wood-burning stove adds a cozy touch, perfect for family movie nights during cooler evenings. The kitchen offers ample counter + cupboard space, with an open view into the living area, allowing you to stay connected with family + guests while preparing meals. Main includes a 4-pce bathroom + a primary bedroom along with two additional nicely sized bedrooms. Partially finished, featuring a vast recreational room complete with a pool table, two extra bedrooms, + laundry facilities. A 3-pce bathroom with a jetted tub.

Built in 1975

### Essential Information

MLS® # E4441634

Price \$299,999



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,103                  |
| Acres          | 0.00                   |
| Year Built     | 1975                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 11406 81 Street     |
| Area        | Edmonton            |
| Subdivision | Parkdale (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5B 2R6             |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | Fire Pit                           |
| Parking   | Over Sized, Single Garage Detached |

### Interior

|              |                                                                                                  |
|--------------|--------------------------------------------------------------------------------------------------|
| Appliances   | Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, See Remarks, TV Wall Mount |
| Heating      | Forced Air-1, Natural Gas                                                                        |
| Fireplace    | Yes                                                                                              |
| Fireplaces   | Woodstove                                                                                        |
| Stories      | 2                                                                                                |
| Has Basement | Yes                                                                                              |
| Basement     | Full, Partially Finished                                                                         |

### Exterior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                     |
| Exterior Features | Fenced, Flat Site, Low Maintenance Landscape, No Through Road, Playground Nearby, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                                                                                 |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 11th, 2025 |
| Days on Market | 6               |
| Zoning         | Zone 05         |

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Listing information last updated on June 17th, 2025 at 12:32pm MDT