

## **\$425,000 - 12245 81 Street, Edmonton**

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MLS® #E4446564

### **\$425,000**

2 Bedroom, 1.00 Bathroom, 807 sqft

Single Family on 0.00 Acres

Elmwood Park, Edmonton, AB

ATTENTION CMHC MLI Select, Builders and INVESTORS!! This corner West facing bungalow in Elmwood Park is 6,440 Square feet making it perfect for Multi-family development. 2 Bedroom and 1 Bath bungalow is solid build and is currently occupied for those who want to hold and build in near future. The basement is partially finished with a huge recreation room area that could be used as a bedroom. The unfinished part of the basement allows for tons of storage & future development. The yard is fenced and the property has Close access to everywhere as the Yellowhead Freeway is only a few blocks away. Currently rented and Immediate possession available if assume tenant.



Built in 1946

### **Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | E4446564      |
| Price          | \$425,000     |
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 807           |
| Acres          | 0.00          |
| Year Built     | 1946          |
| Type           | Single Family |

|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 12245 81 Street |
| Area        | Edmonton        |
| Subdivision | Elmwood Park    |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5B 2T2         |

### Amenities

|           |                         |
|-----------|-------------------------|
| Amenities | Deck                    |
| Parking   | Front/Rear Drive Access |

### Interior

|              |                                                       |
|--------------|-------------------------------------------------------|
| Appliances   | Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                             |
| Stories      | 2                                                     |
| Has Basement | Yes                                                   |
| Basement     | Full, Partially Finished                              |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | Corner Lot, Fenced |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 7th, 2025 |
| Days on Market | 26             |
| Zoning         | Zone 05        |

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Listing information last updated on August 2nd, 2025 at 7:02pm MDT