

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

---

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	4
Zoning	Zone 05

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 July 11th, 2025 at 9:17pm MDT