

## \$399,999 - 13218 81 Street, Edmonton

MLS® #E4453412

**\$399,999**

5 Bedroom, 2.00 Bathroom, 1,033 sqft

Single Family on 0.00 Acres

Delwood, Edmonton, AB

Welcome to this fully renovated half duplex in the community of Delwood, complete with a finished basement and private side entrance. The main floor features brand new vinyl plank flooring, modern fixtures, a spacious open-concept living and dining area, and a sleek kitchen with quartz countertops. Youâ€™ll also find three generous bedrooms, a four-piece bathroom, and convenient main floor laundry. The finished basement offers its own private entrance, two additional bedrooms, a full kitchen, large living and dining area, laundry space, and a three-piece bathroom. Ideally located near schools, parks, shopping, and public transit, this property is a great fit for families or investors looking for a move-in-ready opportunity.

Built in 1966

### Essential Information

MLS® #	E4453412
Price	\$399,999
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,033
Acres	0.00
Year Built	1966



Type	Single Family
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### Community Information

Address	13218 81 Street
Area	Edmonton
Subdivision	Delwood
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5C 1N7

### Amenities

Amenities	See Remarks
Parking	Single Garage Detached

### Interior

Appliances	Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Stove-Electric, Washer, See Remarks, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	August 16th, 2025
Days on Market	1
Zoning	Zone 02

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