

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 7:17am MDT