

## \$375,000 - 10325 81 Street, Edmonton

MLS® #E4433560

**\$375,000**

3 Bedroom, 2.50 Bathroom, 1,056 sqft

Single Family on 0.00 Acres

Forest Heights (Edmonton), Edmonton, AB

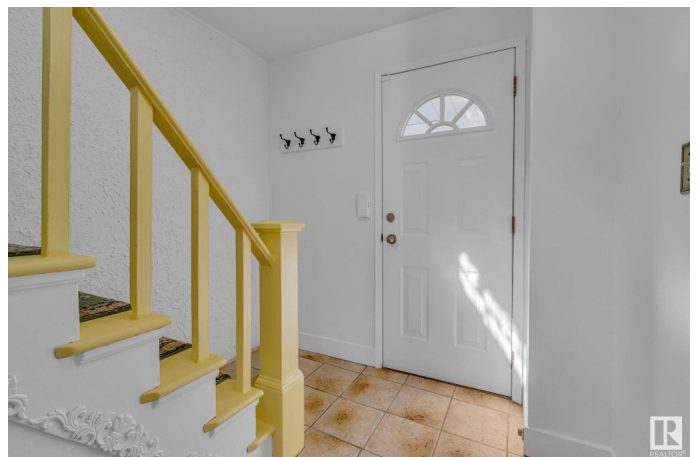
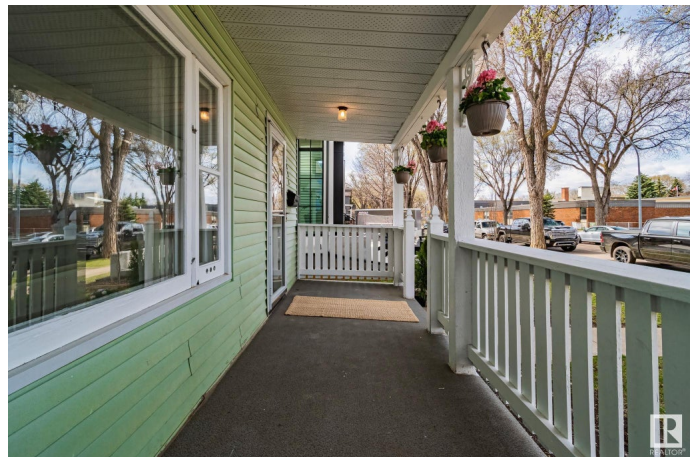
Meticulously maintained 2-storey Original Farmhouse in Forest Heights! Situated on a 39' wide lot overlooking a green space, this charming home offers a rare combination of vintage charm and thoughtful updates. It's the perfect opportunity to live comfortably now while planning for future development. The main floor features a bright living room with a large picture window, a dining area, a functional kitchen, and a back deck with access to the yard. Upstairs, you'll find 3 bedrooms, an updated 4-piece bathroom, clever built-in storage solutions, original hardwood floors, classic woodwork details, and a 2nd-storey deck with treetop views. The basement offers potential for hobby room, art studio, or kid's play area and a bathroom. Numerous upgrades. Full list of upgrades available. The landscaped and fenced backyard includes mature trees, perennials, shed, and a single detached garage. Prime central location, on a bird chirping tree-lined street just minutes to downtown, river valley, and folk festival.

Built in 1932

### Essential Information

MLS® # E4433560

Price \$375,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,056                  |
| Acres          | 0.00                   |
| Year Built     | 1932                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 10325 81 Street           |
| Area        | Edmonton                  |
| Subdivision | Forest Heights (Edmonton) |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6A 3K8                   |

### Amenities

|                |  |
|----------------|--|
| Amenities      | On Street Parking, Deck, Front Porch, Vinyl Windows, Wood Windows, See Remarks, Natural Gas BBQ Hookup |
| Parking Spaces | 2  |
| Parking        | Single Garage Detached, Stall  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Back Lane, Fenced, Low Maintenance Landscape, Schools, Shopping |

|              |                    |
|--------------|--------------------|
|              | Nearby             |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                           |
|------------|---------------------------|
| Elementary | Forest Heights Elementary |
| Middle     | Michaelle-Jean            |
| High       | Mc Nally                  |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 2             |
| Zoning         | Zone 19       |

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Listing information last updated on May 3rd, 2025 at 1:02pm MDT