

## \$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	3
Zoning	Zone 19

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 May 4th, 2025 at 6:47pm MDT