

## \$185,000 - 13201 81 Street, Edmonton

MLS® #E4457357

**\$185,000**

3 Bedroom, 1.50 Bathroom, 1,243 sqft

Condo / Townhouse on 0.00 Acres

Delwood, Edmonton, AB

Soak up the sunshine in this bright and spotless end unit townhouse with over 1700 sq ft of total living space! The south-facing, fully fenced backyard with fresh sod is perfect for relaxing or entertaining—plus you get a front yard too. Inside, natural light floods every room, highlighting the brand new carpet in the living room and clean laminate floors throughout. The spacious layout includes a huge basement rumpus room with a bar, ideal for hosting guests. The sparkling kitchen and laundry room (with sink and freezer) add to the home's clean, well-kept vibe. The primary bedroom boasts a large walk-in closet, and there's no shortage of storage. Move-in ready and full of light—you'll love coming home!

Built in 1968

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4457357  |
| Price          | \$185,000 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,243     |
| Acres          | 0.00      |
| Year Built     | 1968      |



|          |                   |
|----------|-------------------|
| Type     | Condo / Townhouse |
| Sub-Type | Townhouse         |
| Style    | 2 Storey          |
| Status   | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 13201 81 Street |
| Area        | Edmonton        |
| Subdivision | Delwood         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5C 1N6         |

### Amenities

|           |                                         |
|-----------|-----------------------------------------|
| Amenities | Bar, Dog Run-Fenced In, No Smoking Home |
| Parking   | Front Drive Access, Stall               |

### Interior

|              |                                                                                                       |
|--------------|-------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Freezer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                             |
| Stories      | 3                                                                                                     |
| Has Basement | Yes                                                                                                   |
| Basement     | Full, Finished                                                                                        |

### Exterior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                       |
| Exterior Features | Corner Lot, Fenced, Flat Site, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                           |
| Construction      | Wood                                                                                       |
| Foundation        | Concrete Perimeter                                                                         |

### School Information

|            |                     |
|------------|---------------------|
| Elementary | Delwood School      |
| Middle     | Balwin School       |
| High       | M.E. LaZerte School |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 12                   |
| Zoning         | Zone 02              |
| Condo Fee      | \$431                |

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 September 23rd, 2025 at 12:32pm MDT