

## \$299,900 - 11528 81 Street, Edmonton

MLS® #E4439675

### \$299,900

3 Bedroom, 2.50 Bathroom, 1,169 sqft

Single Family on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

This well-maintained 2-storey half duplex in Parkdale has over 1,100 sq.ft. of living space above grade, featuring 3 bedrooms and 2.5 bathrooms across three fully finished levels. The main floor includes an open layout with a spacious living room, large dining area, and functional kitchen with ample cabinetry. Upstairs are three well-sized bedrooms and a 4-piece bathroom. The finished basement includes a recreation room and 3-piece bathroom. Features include forced-air heating, natural gas, and a mix of hardwood, carpet, and vinyl plank flooring. The exterior includes a gazebo and low-maintenance landscaping. Centrally located near downtown, NAIT, major amenities, and transit.

Built in 2007

### Essential Information

MLS® #	E4439675
Price	\$299,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,169
Acres	0.00
Year Built	2007



Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	11528 81 Street
Area	Edmonton
Subdivision	Parkdale (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 2R8

### Amenities

Amenities	Gazebo, No Animal Home
Parking Spaces	2
Parking	Single Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Euro Washer/Dryer Combo, Freezer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Low Maintenance Landscape, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 31st, 2025
Days on Market	6
Zoning	Zone 05

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 June 6th, 2025 at 3:32am MDT