

# \$399,999 - 13218 81 Street, Edmonton

MLS® #E4453412

## \$399,999

5 Bedroom, 2.00 Bathroom, 1,033 sqft  
Single Family on 0.00 Acres

Delwood, Edmonton, AB

Welcome to this fully renovated half duplex in the community of Delwood, complete with a finished basement and private side entrance. The main floor features brand new vinyl plank flooring, modern fixtures, a spacious open-concept living and dining area, and a sleek kitchen with quartz countertops. Youâ€™™ also find three generous bedrooms, a four-piece bathroom, and convenient main floor laundry. The finished basement offers its own private entrance, two additional bedrooms, a full kitchen, large living and dining area, laundry space, and a three-piece bathroom. Ideally located near schools, parks, shopping, and public transit, this property is a great fit for families or investors looking for a move-in-ready opportunity.

Built in 1966

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4453412  |
| Price          | \$399,999 |
| Bedrooms       | 5         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,033     |
| Acres          | 0.00      |
| Year Built     | 1966      |



|          |               |
|----------|---------------|
| Type     | Single Family |
| Sub-Type | Half Duplex   |
| Style    | Bungalow      |
| Status   | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 13218 81 Street |
| Area        | Edmonton        |
| Subdivision | Delwood         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5C 1N7         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Single Garage Detached |

### Interior

|              |                                                                                                                  |
|--------------|------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Stove-Electric, Washer, See Remarks, Refrigerators-Two |
| Heating      | Forced Air-1, Natural Gas                                                                                        |
| Stories      | 2                                                                                                                |
| Has Suite    | Yes                                                                                                              |
| Has Basement | Yes                                                                                                              |
| Basement     | Full, Finished                                                                                                   |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 16th, 2025 |
| Days on Market | 21                |
| Zoning         | Zone 02           |

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