

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

MLS® #E4457357

**\$185,000**

3 Bedroom, 1.50 Bathroom, 1,243 sqft

Condo / Townhouse on 0.00 Acres

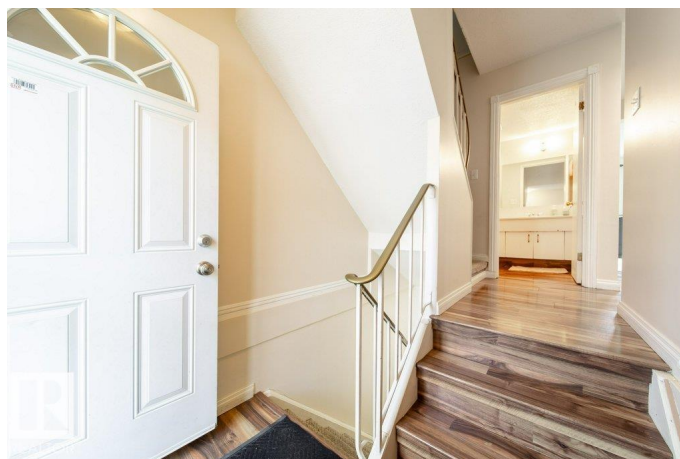
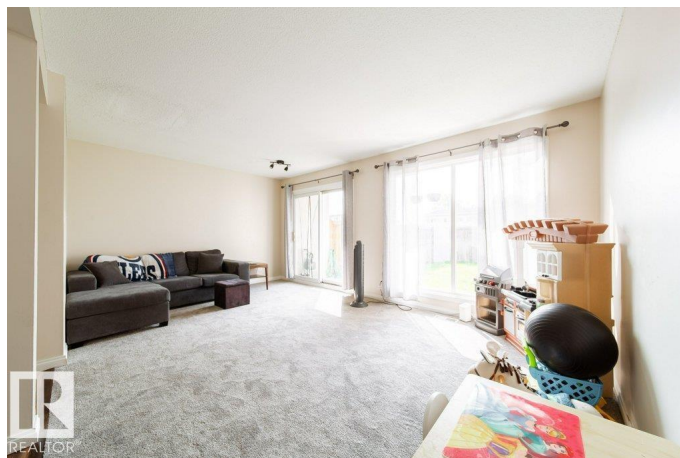
Delwood, Edmonton, AB

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	2
Zoning	Zone 02
Condo Fee	\$431

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Listing information last updated on September 13th, 2025 at 4:32am MDT