

\$359,900 - 13015 81 Street, Edmonton

MLS® #E4460006

\$359,900

4 Bedroom, 2.00 Bathroom, 995 sqft

Single Family on 0.00 Acres

Balwin, Edmonton, AB

Charming 995 sq. ft. bungalow in the heart of Balwin! This well-kept home features newer windows, a double detached garage with breezeway, and side parking pad. Inside, the bright living room showcases hardwood flooring, while the kitchen offers oak cabinets, a newer fridge, and updated tap. The main floor includes two bedrooms with lino flooring and a primary bedroom with hardwood, plus a renovated 3-pc bath with new shower and tap. The fully finished basement provides a rec room with wet bar and fridge, tile-floor bedroom, 3-pc bath with shower, cold room, and laundry area with washer, dryer, humidifier, and A/C. The garage is a handyman's dream with heater, compressor, workbench, shelving, and cabinets. Perfect starter home or for investors, this home combines comfort and functionality in a desirable location close to schools, shopping, and transit.

Built in 1964

Essential Information

MLS® #	E4460006
Price	\$359,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2



Square Footage	995
Acres	0.00
Year Built	1964
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	13015 81 Street
Area	Edmonton
Subdivision	Balwin
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5C 1N3

Amenities

Amenities	Air Conditioner, No Animal Home, No Smoking Home, Parking-Extra, Wet Bar
Parking	Double Garage Detached, Heated, Insulated

Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Metal, Stucco
Exterior Features	Corner Lot
Roof	Asphalt Shingles
Construction	Wood, Metal, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	Princeton School
------------	------------------

Middle	Balwin School
High	M.E. LaZerte School

Additional Information

Date Listed	September 29th, 2025
Days on Market	17
Zoning	Zone 02

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 October 16th, 2025 at 5:02am MDT