

\$499,000 - 9513 81 Street, Edmonton

MLS® #E4444668

\$499,000

4 Bedroom, 2.00 Bathroom, 1,204 sqft

Single Family on 0.00 Acres

Holyrood, Edmonton, AB

Charming 1,200 sq.ft fully finished bungalow in the heart of Holyrood! Situated on a large west facing 607 sq.m lot neighbouring the alley with a field just down the road, this home is full of character with big ticket upgrades throughout. The main floor features elegant hardwood floors, 3 bedrooms, a beautifully renovated 4 pc bath, & a bright living space flooded w natural light overlooking the the beautifully maintained front yard – a gardener’s dream w flower beds & lush landscaping. The kitchen is spacious and offers stainless steel appliances. As you make your way downstairs you will find a spacious & welcoming floor plan, complete w a large rec room, big windows, a generous bedroom, & 3 pc bath – perfect for guests or extended family with a separate entrance. Upgrades include some windows, furnace, electrical panel, roof, gutters, washer/dryer & eaves on the house. An ideal location close to parks, transit, downtown, & the river valley. Move in and Enjoy or buy and hold for future development!

Built in 1955

Essential Information

| | |
|----------|-----------|
| MLS® # | E4444668 |
| Price | \$499,000 |
| Bedrooms | 4 |



| | |
|----------------|------------------------|
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,204 |
| Acres | 0.00 |
| Year Built | 1955 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 9513 81 Street |
| Area | Edmonton |
| Subdivision | Holyrood |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6C 2W4 |

Amenities

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

Interior

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

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Back Lane, Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|-------------------|
| Elementary | Avonmore/Holyrood |
| Middle | Kenilworth |
| High | McNally |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 27th, 2025 |
| Days on Market | 23 |
| Zoning | Zone 18 |

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