

## \$344,000 - 12106 81 Street, Edmonton

MLS® #E4422666

**\$344,000**

5 Bedroom, 2.00 Bathroom, 1,093 sqft

Single Family on 0.00 Acres

Eastwood, Edmonton, AB

### INVESTMENT OPPORTUNITY ALERT!

Situated on a 50x150 foot lot, this is a RARE FIND as it comes with a design package for a suited 4-Plex putting you a few steps and a few months ahead of the game. Located across from a school and park, and with quick access to downtown, this property is positioned for strong rental demand and long-term value growth. With the approved permits, you can start transforming this property into a multi-unit, income-generating asset quickly, saving significant time and effort on the planning process. This home offers a bright living space with 2 bedrooms on the main level as well as a large yard, and a detached, double-car garage. With some TLC, the raised basement has 3 additional bedrooms and bathroom suited for a growing family! Don't miss your chance to check out this amazing opportunity!!

Built in 1953

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4422666  |
| Price          | \$344,000 |
| Bedrooms       | 5         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,093     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1953                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 12106 81 Street |
| Area        | Edmonton        |
| Subdivision | Eastwood        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5B 2T1         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, See Remarks      |
| Parking   | Double Garage Detached |

### Interior

|              |                                                                                                          |
|--------------|----------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Fan-Ceiling, Freezer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                |
| Stories      | 2                                                                                                        |
| Has Basement | Yes                                                                                                      |
| Basement     | Full, Finished                                                                                           |

### Exterior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                   |
| Exterior Features | Back Lane, Fenced, Flat Site, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                              |
| Construction      | Wood, Vinyl                                                                   |
| Foundation        | Concrete Perimeter                                                            |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 24th, 2025 |
| Days on Market | 55                  |

## Zoning

## Zone 05

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Listing information last updated on April 20th, 2025 at 11:47am MDT