

## \$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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