

## \$295,000 - 3 12012 81 Street, Edmonton

MLS® #E4426892

**\$295,000**

3 Bedroom, 2.50 Bathroom, 1,324 sqft  
Condo / Townhouse on 0.00 Acres

Eastwood, Edmonton, AB

LOW Condo Fee !! Excellent Investment Opportunity!! If you are looking for something affordable and would like to live close to the downtown in a well maintained, bright and self managed townhouse, you have found this hidden gem! Over the years, lot of things (hardwood flooring on the open concept main floor , upgraded Kitchen, stainless steel appliances, shingles, hot water tank, vinyl flooring throughout the upper living area and noticeably more ) has been upgraded so you wont need to worry when moving into your new home. Moreover there is a massive front yard for your guests to park, a single-vehicle garage, two extra outdoor parking spots, and a finished basement which is extra helpful for growing family. You'll have a convenient commute to many main roads, festival events, nearby shopping centers, schools, and the river valley.

Built in 1994

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4426892  |
| Price      | \$295,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,324             |
| Acres          | 0.00              |
| Year Built     | 1994              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 and Half Storey |
| Status         | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 3 12012 81 Street |
| Area        | Edmonton          |
| Subdivision | Eastwood          |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5B 2S8           |

### Amenities

|                |  |
|----------------|--|
| Amenities      | On Street Parking, Detectors Smoke, Hot Water Natural Gas, Parking-Extra |
| Parking Spaces | 3  |
| Parking        | Single Garage Attached   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 21st, 2025 |
| Days on Market | 28               |
| Zoning         | Zone 05          |
| Condo Fee      | \$110            |

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Listing information last updated on April 18th, 2025 at 7:32am MDT