

## \$529,900 - 9513 81 Street, Edmonton

MLS® #E4431726

**\$529,900**

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® # E4431726

Price \$529,900

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	April 18th, 2025
Days on Market	15
Zoning	Zone 18

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 May 3rd, 2025 at 6:32pm MDT