

## \$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	43
Zoning	Zone 05
Condo Fee	\$110

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