

## \$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 !! 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	16
Zoning	Zone 05
Condo Fee	\$110

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 April 6th, 2025 at 1:02am MDT