

# \$479,000 - 10447 81 Street, Edmonton

MLS® #E4462738

**\$479,000**

3 Bedroom, 1.00 Bathroom, 1,237 sqft  
Single Family on 0.00 Acres

Forest Heights (Edmonton), Edmonton, AB

Rare opportunity! 1200+ sqft bungalow surrounded by mature trees in sought-after Forest Heights; a premier family-oriented neighbourhood with excellent schools and ready access to shopping and public transit. Located on a 125' corner lot, this home's main floor features 3 bedrooms and a 4 pc bathroom, all updated from top to bottom with hardwood/tile floors and white cabinetry. Spacious unfinished basement offers endless possibilities to make this property your own! Enjoy the best of what Edmonton has to offer; quiet, tree-lined streets, 10 minutes to downtown and vibrant Whyte Avenue, and mere steps to the unparalleled river valley.

Built in 1956

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4462738               |
| Price          | \$479,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 1,237                  |
| Acres          | 0.00                   |
| Year Built     | 1956                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |



|        |          |
|--------|----------|
| Style  | Bungalow |
| Status | Active   |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 10447 81 Street           |
| Area        | Edmonton                  |
| Subdivision | Forest Heights (Edmonton) |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6A 3K9                   |

### Amenities

|           |                           |
|-----------|---------------------------|
| Amenities | Carbon Monoxide Detectors |
| Parking   | Double Garage Detached    |

### Interior

|              |                                                                                                                                       |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                             |
| Stories      | 1                                                                                                                                     |
| Has Basement | Yes                                                                                                                                   |
| Basement     | Full, Unfinished                                                                                                                      |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Stucco       |
| Exterior Features | Corner Lot         |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco       |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 18th, 2025 |
| Days on Market | 5                  |
| Zoning         | Zone 19            |

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Listing information last updated on October 23rd, 2025 at 8:02am MDT