

Courtesy Of Denis L Lamothe Of Century 21 Leading

## **\$399,000 - 17116 81 Avenue, Edmonton**

MLS® #E4457794

**\$399,000**

3 Bedroom, 2.50 Bathroom, 1,379 sqft

Single Family on 0.00 Acres

Thornccliffe (Edmonton), Edmonton, AB

Bungalow located in Thorncriff, offering 3 bedrooms up. Upon entering the home, you will have your kitchen to your left with an attached dining room, followed by a large living room with wood burning fireplace and patio doors to the rear deck. To your right you have the stairs to the basement and 3 generous size bedrooms and main bath. The primary bedroom room sit to the front of the property and has a 4 pcs bath. The basement is fully finished with a cold room, living room, large bathroom with only 1 pcs. There is also a den in the basement. The home sit on a huge, fenced pie shape lot with a detached double garage. Ideally situated close to West Edmonton mall and offers great access to Whitemud. Home has new hot water tank 2025, new washer 2024, newer shingles and furnace. A good solid home waiting for a new owner to give this home a new look.

Built in 1971

### **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | E4457794  |
| Price      | \$399,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,379                  |
| Acres          | 0.00                   |
| Year Built     | 1971                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 17116 81 Avenue        |
| Area        | Edmonton               |
| Subdivision | Thorncliffe (Edmonton) |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T5C 1N9                |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Double Garage Detached |

### Interior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                        |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                               |
| Stories           | 2                                                                                                       |
| Has Basement      | Yes                                                                                                     |
| Basement          | Full, Finished                                                                                          |

### Exterior

|                   |                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                                                     |
| Exterior Features | Backs Onto Park/Trees, Fenced, Fruit Trees/Shrubs, Landscaped, No Through Road, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                                 |
| Construction      | Wood, Stucco                                                                                                                                                     |
| Foundation        | Concrete Perimeter                                                                                                                                               |

### Additional Information

Date Listed September 15th, 2025

Zoning Zone 20

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Listing information last updated on September 15th, 2025 at 8:47pm MDT