

## **\$374,900 - 15236 81 Street, Edmonton**

MLS® #E4458470

**\$374,900**

4 Bedroom, 2.50 Bathroom, 1,055 sqft

Single Family on 0.00 Acres

Kilkenny, Edmonton, AB

QUICK POSSESSION AVAILABLE - CHARMING 4-level-split located in the wonderful community of Kilkenny! Step inside to the MAIN FLOOR, your HUB of the HOME featuring a Welcoming Living Room with Vaulted Ceiling and tonnes of natural light, Kitchen with QUARTZ COUNTERS, ample Cupboard Space, NEW REFRIGERATOR, STAINLESS STEEL APPLIANCES, & Kitchenette area. Upper level has a SPACIOUS PRIMARY Bedroom complete with a 4PC ENSUITE & 2 ADDITIONAL BEDROOMS! LOWER LEVEL hosts not only a LARGE FAMILY ROOM, but also a 2PC & 3PC bath, & secondary Exterior Doorway. BASEMENT has a 4TH Bedroom, Den, Laundry, Mechanical Room, & Awesome Crawl Space for Storage. The MASSIVE & FULLY FENCED backyard has your very own DECK, SHED, and TONS of room to host family/friends and/or for kids to play! OTHER IMPORTANT FEATURES include: AIR CONDITIONING, ROOF replaced in 2023, TRIPLE PANE WINDOWS, HIGH EFFICIENT FURNACE & HOT WATER TANK. Location is PERFECT as youâ€™ll be near all types of amenities, schools, public transportation, & MORE!

Built in 1984

### **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | E4458470               |
| Price          | \$374,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,055                  |
| Acres          | 0.00                   |
| Year Built     | 1984                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 15236 81 Street |
| Area        | Edmonton        |
| Subdivision | Kilkenny        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5C 3M1         |

### Amenities

|                |                                                                                                                                                                               |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Air Conditioner, Crawl Space, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Vaulted Ceiling, Vinyl Windows, Walkout Basement |
| Parking Spaces | 2                                                                                                                                                                             |
| Parking        | Front Drive Access                                                                                                                                                            |

### Interior

|                   |                                                                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                              |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                     |
| Stories           | 4                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                           |
| Basement          | Full, Finished                                                                                                                                                |

**Exterior**

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                  |
| Exterior Features | Cul-De-Sac, Fenced, Flat Site, Landscaped, No Back Lane, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                             |
| Construction      | Wood, Vinyl                                                                                                                                  |
| Foundation        | Concrete Perimeter                                                                                                                           |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 10                   |
| Zoning         | Zone 02              |

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Listing information last updated on September 28th, 2025 at 8:17pm MDT