



## 13319 81 Street Edmonton AB

\$315,000

EXCELLENT LOCATION! FACING ISLAND PARK! Perfectly situated in Delwood, this home offers a unique opportunity with its SEPARATE ENTRANCE and single Attached Garage. Boasting 3 bedrooms, including a Primary Suite with 2 piece ensuite. The property features a Large Kitchen, dining area with built-in china cabinet, and a bright living room with Open Beam Vaulted Ceiling overlooking a beautiful park on the main floor. Downstairs, the basement includes a recreation room, 4 piece bath, 2 bedrooms, laundry room, and ample storage. Outside, the MASSIVE 704 sqM PIE LOT is Fully Fenced with a patio, ideal for entertaining. Investors or those looking to customize a home will find potential here. With its prime location near schools, parks, shopping, and public transportation, and MORE! this property offers convenience and endless possibilities.

Listing Presented By:



Originally Listed by:  
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