

## **\$435,000 - 14936 81 Street, Edmonton**

MLS® #E4447892

**\$435,000**

5 Bedroom, 2.00 Bathroom, 1,087 sqft

Single Family on 0.00 Acres

Kilkenny, Edmonton, AB

This updated and meticulously maintained bi-level residence is situated in the vibrant, family-centric community of Kilkenny. It presents a bright and functional floor plan, featuring 5 generously sized bedrooms and 2 full bathrooms, ideal for an expanding family or those who entertain guests. The main level encompasses 3 bedrooms, exquisitely refinished hardwood flooring, a welcoming living room bathed in natural light from an expansive picture window, and a formal dining area. The kitchen boasts modernized cabinetry and a window overlooking the large back yard. The fully finished basement significantly expands the living area, offering a spacious family room equipped with a recently inspected/certified wood stove. The lower level also includes 2 additional large bedrooms and another full bathroom. Outdoor enjoyment is enhanced by the beautifully landscaped west-facing yard, perfect for family barbecues and summer gatherings. The property is further complemented by a double heated garage.

Built in 1969

### **Essential Information**

MLS® # E4447892

Price \$435,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,087                  |
| Acres          | 0.00                   |
| Year Built     | 1969                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 14936 81 Street |
| Area        | Edmonton        |
| Subdivision | Kilkenny        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5C 1P5         |

### Amenities

|           |                                           |
|-----------|-------------------------------------------|
| Amenities | See Remarks                               |
| Parking   | Double Garage Detached, Heated, Insulated |

### Interior

|              |                           |
|--------------|---------------------------|
| Appliances   | None                      |
| Heating      | Forced Air-1, Natural Gas |
| Fireplace    | Yes                       |
| Fireplaces   | Woodstove                 |
| Stories      | 2                         |
| Has Basement | Yes                       |
| Basement     | Full, Finished            |

### Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior          | Wood, Stucco, Vinyl |
| Exterior Features | See Remarks         |
| Roof              | Asphalt Shingles    |
| Construction      | Wood, Stucco, Vinyl |
| Foundation        | Concrete Perimeter  |

**Additional Information**

Date Listed                July 15th, 2025  
Days on Market        40  
Zoning                    Zone 02

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Listing information last updated on August 24th, 2025 at 3:32pm MDT