

# \$529,900 - 9936 81 Street, Edmonton

MLS® #E4456039

**\$529,900**

2 Bedroom, 2.00 Bathroom, 1,501 sqft  
Single Family on 0.00 Acres

Forest Heights (Edmonton), Edmonton, AB

Wake up to park views in the heart of Forest Heights. This original owner, 2-bedroom plus den bungalow offers more space than most in the area with a 380 sf addition that creates a bright living room with vaulted ceilings, a gorgeous gas fireplace and a patio door leading to a west-facing deck that stays warm early in the spring and late into the fall. The home features two full bathrooms, just enough lawn for play, a double detached garage and a large driveway with two extra parking spots. The fully developed basement includes a second kitchen and a full basement under the addition, providing flexibility for extended family, guests, or hobbies. Forest Heights is known for its excellent access to downtown, the University of Alberta, Gretzky Drive, and the river valley. It's the perfect blend of location, space, and opportunity.

Built in 1956

## Essential Information

MLS® #	E4456039
Price	\$529,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,501
Acres	0.00



Year Built	1956
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	9936 81 Street
Area	Edmonton
Subdivision	Forest Heights (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6A 3K3

### **Amenities**

Amenities	See Remarks
Parking Spaces	4
Parking	Double Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Freezer, Hood Fan, Oven-Microwave, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	September 2nd, 2025
Days on Market	4

## Zoning

## Zone 19

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