

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 Thorncliff, 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	Thornccliffe (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 8:02pm MDT