

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 Thorncriff, 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	Thorncliffe (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

Days on Market 1

Zoning Zone 20

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Listing information last updated on September 16th, 2025 at 3:02am MDT