

# \$263,000 - 18160 81 Avenue, Edmonton

MLS® #E4455523

**\$263,000**

4 Bedroom, 1.50 Bathroom, 1,160 sqft  
Condo / Townhouse on 0.00 Acres

Aldergrove, Edmonton, AB

Spacious 4-Bedroom Townhome-Style Condo in Aldergrove. Welcome to this updated 2-storey townhome-style condo, ideally located in the convenient West End community of Aldergrove. The main floor offers an open living and dining area with a fireplace and direct access to the patio – great for everyday living or gatherings. The kitchen features brand-new appliances and ample cabinet space. Upstairs, you’ll find 3 well-sized bedrooms and a full bathroom. The fully finished basement provides additional living space, including a recreation area and an extra bedroom – perfect for guests, a home office, or hobbies. Additional features include in-suite laundry, surface parking, and visitor parking. Walking distance to Aldergrove School, community amenities, and local parks, with easy access to Whitemud Drive and West Edmonton Mall.

Built in 1976

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4455523  |
| Price      | \$263,000 |
| Bedrooms   | 4         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |
| Half Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,160             |
| Acres          | 0.00              |
| Year Built     | 1976              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 18160 81 Avenue |
| Area        | Edmonton        |
| Subdivision | Aldergrove      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 1S4         |

### Amenities

|           |                              |
|-----------|------------------------------|
| Amenities | Parking-Visitor, See Remarks |
| Parking   | Parking Pad Cement/Paved     |

### Interior

|              |                                                                                  |
|--------------|----------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                        |
| Stories      | 3                                                                                |
| Has Basement | Yes                                                                              |
| Basement     | Full, Finished                                                                   |

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                         |
| Exterior Features | Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel                                                        |
| Construction      | Wood, Vinyl                                                         |
| Foundation        | Concrete Perimeter                                                  |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 31st, 2025 |
| Days on Market | 12                |

ZoningZone 20

Condo Fee\$357

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Listing information last updated on September 12th, 2025 at 2:47am MDT