

Courtesy Of Tyler J Ellis Of Real Broker

## **\$539,900 - 18211 80 Avenue, Edmonton**

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MLS® #E4456805

**\$539,900**

4 Bedroom, 3.00 Bathroom, 1,420 sqft

Single Family on 0.00 Acres

Aldergrove, Edmonton, AB

Welcome to this spacious 4-bedroom home with 3 living areas, 2 full baths, and a 3-pc ensuite in the main bedroom—perfect for a growing family. Recent updates include new flooring on the main and basement, quartz countertops, Samsung kitchen appliances, 2024 furnace with humidifier, water heater, and 2023 shingles for peace of mind. The basement offers a versatile den/office with built-in wooden cabinets (in addition to the 4 bedrooms), plus three extra storage spaces/walk-in closets and a laundry room. Enjoy central AC, central vac with attachments, and an oversized double garage plus driveway parking for 4. The south-facing backyard is a retreat with a freshly painted deck, swing set, and large storage shed. Inside and out, this home offers comfort and functionality. Ideally located minutes from West Edmonton Mall, future LRT, schools, hospital, and amenities with quick access to Whitemud Dr. and Anthony Henday. Truly move-in ready with space, updates, and unbeatable convenience!

Built in 1974

### **Essential Information**

MLS® #                    E4456805

Price                      \$539,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,420                  |
| Acres          | 0.00                   |
| Year Built     | 1974                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 18211 80 Avenue |
| Area        | Edmonton        |
| Subdivision | Aldergrove      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 0V3         |

### Amenities

|           |                                                                          |
|-----------|--------------------------------------------------------------------------|
| Amenities | Air Conditioner, Closet Organizers, Deck, No Smoking Home, Vinyl Windows |
| Parking   | Double Garage Attached                                                   |

### Interior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                     |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Stove-Electric, Vacuum System Attachments, Window Coverings, See Remarks, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                            |
| Stories           | 2                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                  |
| Basement          | Full, Finished                                                                                                                       |

### Exterior

|                   |                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Metal                                                                                                                                    |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, Park/Reserve, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Brick, Metal |
| Foundation   | Slab               |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 8th, 2025 |
| Days on Market | 9                   |
| Zoning         | Zone 20             |

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