

Courtesy Of Justin E Lafavor Of MaxWell Challenge Realty

# \$549,900 - 18708 80 Avenue, Edmonton

MLS® #E4427080

**\$549,900**

4 Bedroom, 4.00 Bathroom, 1,953 sqft  
Single Family on 0.00 Acres

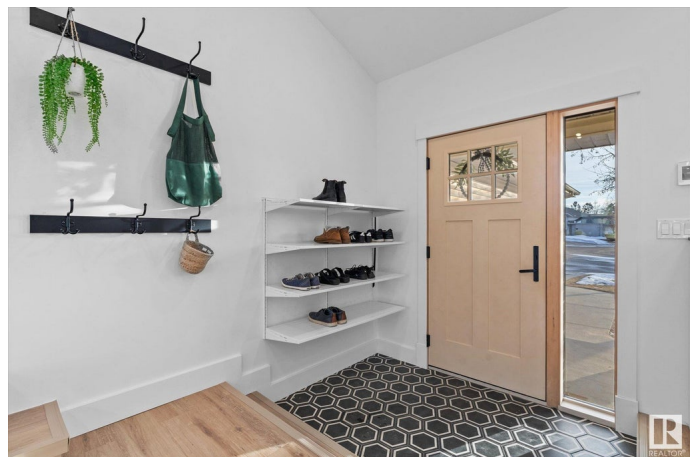
Aldergrove, Edmonton, AB

\*\*\* AWESOME in ALDERGROVE with (ALMOST) SIX?! Bedrooms?? \*\*\* "What do you mean 'Almost'?" Well, Dear Buyer, because the two (former) bedrooms in the basement have newer windows that aren't to code for fire egress, we can't call them bedrooms. That still doesn't take away from the fact that one of them has a FIVE pc cheater ensuite attached to it! But that's not all: This abode has had an absolutely amazing transformation. Come upstairs and let's have a look: MASSIVE vaulted ceiling in the living room and kitchen. 5'x12' island. The affluent appliance buyer will appreciate these names: Sub-Zero. Wolf. Miele. They all come with! Main floor also boasts bdrm-4 & another full bath cheater ensuite (great for ageing parents and constructed with accessibility in mind!) Upstairs: Bdrms 1, 2, and 3. ANOTHER 4pc bath. Primary Bdrm features 4pc ensuite and walk-in closet. HUGE YARD (even has a chicken coop!) Double attached garage. Cul-De-Sac location is perfect for street hockey. Walk to schools/parks. Welcome Home!

Built in 1986

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4427080  |
| Price  | \$549,900 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 1,953                  |
| Acres          | 0.00                   |
| Year Built     | 1986                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 18708 80 Avenue |
| Area        | Edmonton        |
| Subdivision | Aldergrove      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 5B2         |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | No Smoking Home                            |
| Parking   | Double Garage Attached, Front Drive Access |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Stove-Gas, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Vinyl   |
| Exterior Features | Cul-De-Sac, Fenced, Flat Site, No Back Lane, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Vinyl   |

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            March 22nd, 2025

Days on Market      13

Zoning                 Zone 20

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 4th, 2025 at 3:17pm MDT