

Courtesy Of Tyler J Ellis Of Real Broker

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

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	7
Zoning	Zone 20

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Listing information last updated on September 15th, 2025 at 7:02pm MDT