

## \$165,000 - 4 14310 80 Street, Edmonton

MLS® #E4465658

**\$165,000**

3 Bedroom, 2.00 Bathroom, 915 sqft

Condo / Townhouse on 0.00 Acres

Kildare, Edmonton, AB

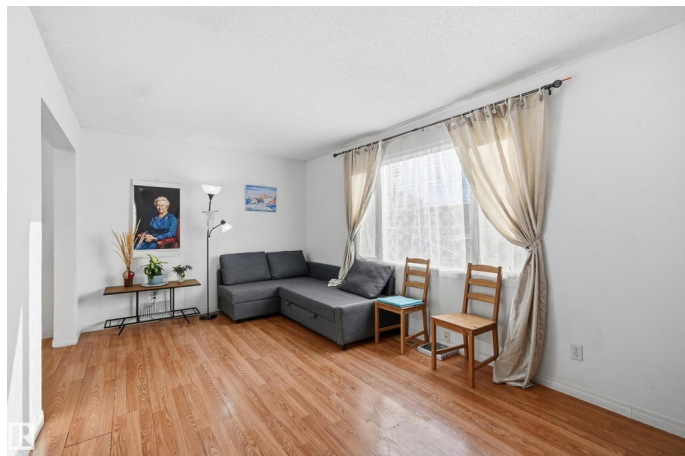
Welcome to this updated townhome in the family friendly community of Kildare. Nestled in a quiet location yet steps from schools, Londonderry Mall, transit, and major amenities, this home offers exceptional value and comfort. Enjoy a private fenced yard, an updated kitchen with newer appliances and a pantry, and a bright main floor featuring a spacious layout between the living room, dining area, and kitchen. Upstairs you'll find 3 bedrooms and a renovated full bathroom. The fully finished basement includes a spacious living room, full bathroom, laundry room with a new washer and dryer, and handy understairs storage. Additional updates include newer vinyl windows. This pet friendly complex (dogs allowed with Board approval) has undergone numerous improvements, including new fences, parking lots, and walkways. Energized parking stall (Stall #31) is included. Condo fees are \$371. Immediate possession available. A fantastic opportunity in a proactively managed development, don't miss this one!

Built in 1971

### Essential Information

MLS® # E4465658

Price \$165,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 915               |
| Acres          | 0.00              |
| Year Built     | 1971              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 4 14310 80 Street |
| Area        | Edmonton          |
| Subdivision | Kildare           |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5C 1L6           |

### Amenities

|           |             |
|-----------|-------------|
| Amenities | See Remarks |
| Parking   | Stall       |

### Interior

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

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior          | Wood, Vinyl                                     |
| Exterior Features | Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                |
| Construction      | Wood, Vinyl                                     |
| Foundation        | Concrete Perimeter                              |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 12th, 2025 |
| Days on Market | 6                   |
| Zoning         | Zone 02             |
| Condo Fee      | \$371               |

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 November 18th, 2025 at 7:17am MST