

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

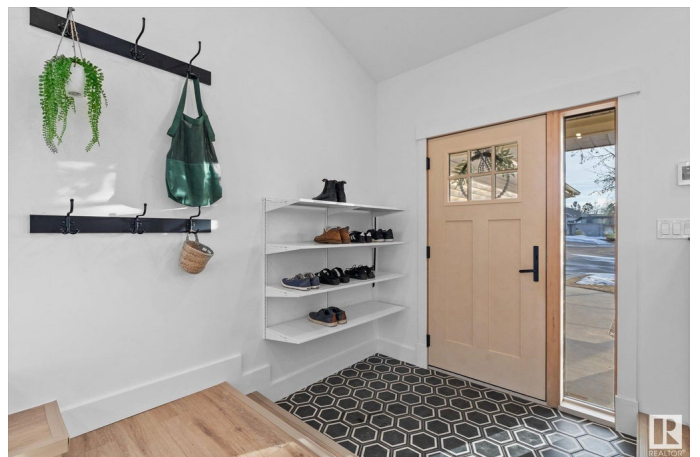
Aldergrove, Edmonton, AB

\*\*\* 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 14

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 5th, 2025 at 7:32am MDT