

# **\$424,900 - 16111 80 Avenue, Edmonton**

MLS® #E4437766

**\$424,900**

4 Bedroom, 2.50 Bathroom, 1,087 sqft

Single Family on 0.00 Acres

Elmwood, Edmonton, AB

Welcome to this charming bungalow in Elmwood, ideally located just steps from a quiet park and within walking distance to great schools! Offering over 1,000 sqft of living space, this well-maintained home features beautiful hardwood floors, cozy Berber carpet and vaulted ceilings, as well as updated shingles, newer furnace, HWT and main floor windows. The oak kitchen includes a newer built-in oven and provides plenty of storage and warmth, perfect for family meals. The spacious primary bedroom includes a 2-piece ensuite and is complemented by two additional generously sized bedrooms and a full bathroom on the main floor. The basement boasts two adjoining flex rooms, a 4pc bathroom and a huge rec area—perfect for entertaining or relaxing. Spend sunny summer days in the spacious backyard featuring a concrete block patio, and enjoy the convenience of a double detached garage. A fantastic opportunity in a family-friendly neighbourhood—this home is a must-see!

Built in 1964

## **Essential Information**

MLS® # E4437766

Price \$424,900

Bedrooms 4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,087
Acres	0.00
Year Built	1964
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	16111 80 Avenue
Area	Edmonton
Subdivision	Elmwood
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 3M5

### Amenities

Amenities	On Street Parking, Closet Organizers, Hot Water Natural Gas, Parking-Extra, Patio, Vaulted Ceiling, Vinyl Windows, See Remarks
Parking Spaces	2
Parking	Double Garage Detached, Heated, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Airport Nearby, Back Lane, Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool,

Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 22nd, 2025
Days on Market	24
Zoning	Zone 22

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