

## **\$459,000 - 18511 80 Avenue, Edmonton**

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MLS® #E4445961

**\$459,000**

5 Bedroom, 3.00 Bathroom, 1,344 sqft

Single Family on 0.00 Acres

Aldergrove, Edmonton, AB

Beautifully finished bungalow in sought-after Aldergrove—finished up and down and is move-in ready! Enjoy vaulted ceilings in the living room, dining area, and kitchen, with warm oak cabinetry, built-in desk, and expansive front windows flooding the space with loads of natural light. Hardwood and ceramic tile span the main floor. The spacious primary bedroom offers a 3-piece ensuite, and two more large bedrooms share a full 4-piece bath. Downstairs, the fully finished basement features laminate flooring, a huge family room with wet bar, two additional bedrooms, a 3-piece bath, and ample storage. The south-facing backyard is a park-like retreat with an exposed aggregate patio, vegetable gardens, fruit trees, a shelter, and two garden sheds. Enjoy peace of mind with a new roof added in 2020. Double attached garage completes this fantastic home!



Built in 1976

### **Essential Information**

MLS® #	E4445961
Price	\$459,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,344

Acres	0.00
Year Built	1976
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	18511 80 Avenue
Area	Edmonton
Subdivision	Aldergrove
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 1E8

### Amenities

Amenities	Fire Pit, Patio
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	EPDM Membrane
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                July 4th, 2025  
Days on Market        7  
Zoning                    Zone 20

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