

## \$439,000 - 18215 80a Avenue, Edmonton

MLS® #E4463129

**\$439,000**

5 Bedroom, 1.50 Bathroom, 1,160 sqft

Single Family on 0.00 Acres

Aldergrove, Edmonton, AB

Most Affordable Bungalow in Aldergrove! This spacious 5-bedroom bungalow in the desirable family friendly community of Aldergrove offers unbeatable value with vaulted main-floor ceilings and a fully finished basement loaded with extra living space. The main level features 3 good-sized bedrooms, including a primary suite with a private 2-piece bath. Enjoy a beautifully renovated full bath, super spacious kitchen with quality appliances, loads of storage, and tasteful updates that give the home a fresh, modern feel. The basement is massive “complete with 2 additional bedrooms, a large rec area ideal for family gatherings, movie nights, or a home gym. You™ll also appreciate the double car garage, updated windows and doors, and two outdoor sheds for extra storage. Tucked away on a quiet street, just minutes to West Edmonton Mall, schools, and amenities “ this bungalow is the perfect blend of space, comfort, and location.

Built in 1974

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4463129  |
| Price     | \$439,000 |
| Bedrooms  | 5         |
| Bathrooms | 1.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,160                  |
| Acres          | 0.00                   |
| Year Built     | 1974                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 18215 80a Avenue |
| Area        | Edmonton         |
| Subdivision | Aldergrove       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5T 0V4          |

### Amenities

|           |                                                                                 |
|-----------|---------------------------------------------------------------------------------|
| Amenities | On Street Parking, Crawl Space, Deck, Detectors Smoke, Hot Tub, Vaulted Ceiling |
| Parking   | Double Garage Detached, Front Drive Access, Heated, Parking Pad Cement/Paved    |

### Interior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Storage Shed, Stove-Gas, Washer, Hot Tub |
| Heating           | Forced Air-1, Natural Gas                                                                          |
| Fireplace         | Yes                                                                                                |
| Fireplaces        | Wall Mount                                                                                         |
| Stories           | 2                                                                                                  |
| Has Basement      | Yes                                                                                                |
| Basement          | Full, Finished                                                                                     |

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior          | Wood, Vinyl                                             |
| Exterior Features | Fenced, Playground Nearby, Public Swimming Pool, Public |

|              |                                                          |
|--------------|----------------------------------------------------------|
|              | Transportation, Recreation Use, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                                         |
| Construction | Wood, Vinyl                                              |
| Foundation   | Concrete Perimeter                                       |

### **School Information**

|            |                   |
|------------|-------------------|
| Elementary | Aldergrove School |
|------------|-------------------|

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 22nd, 2025 |
| Days on Market | 7                  |
| 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 October 29th, 2025 at 8:18pm MDT