

## \$516,500 - 18747 80 Avenue, Edmonton

MLS® #E4456255

**\$516,500**

4 Bedroom, 3.00 Bathroom, 1,676 sqft

Single Family on 0.00 Acres

Aldergrove, Edmonton, AB

Nestled on a quiet cul-de-sac in Aldergrove, this updated bungalow blends comfort and style for family living. Engineered hardwood floors flow throughout, leading to a bright front room ideal for morning coffee. The professionally renovated kitchen (2014) features high-end built-in stainless steel appliances, full-height custom cabinetry, pantry, and a massive granite island with seating. A sunken family room creates a cozy retreat with gas fireplace, decorative chair railing, and custom iron railings. The main floor also offers a primary suite with walk-in closet and ensuite, two additional bedrooms, and a renovated bath. The basement expands the living space with a huge family room, games area, fourth bedroom, 3-pc bath, and plenty of storage. Outside, the large backyard is perfect for relaxing under the covered pergola and deck. Major upgrades include shingles (2014), furnace (2021), hot water tank (2021), and A/C (2021).

Built in 1985

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4456255  |
| Price     | \$516,500 |
| Bedrooms  | 4         |
| Bathrooms | 3.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Square Footage | 1,676                  |
| Acres          | 0.00                   |
| Year Built     | 1985                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 18747 80 Avenue |
| Area        | Edmonton        |
| Subdivision | Aldergrove      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 5B5         |

### Amenities

|                |                                                        |
|----------------|--------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Air Conditioner |
| Parking Spaces | 4                                                      |
| Parking        | Double Garage Attached                                 |

### Interior

|                   |                                                                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                      |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Oven-Built-In, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                                                   |
| Fireplaces        | Mantel, Oak Surround, Tile Surround                                                                                                                                                   |
| Stories           | 2                                                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                                                   |
| Basement          | Full, Finished                                                                                                                                                                        |

### Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior          | Wood, Vinyl                                              |
| Exterior Features | Corner Lot, Fenced, Landscaped, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                         |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 4                   |
| Zoning         | Zone 20             |

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Listing information last updated on September 9th, 2025 at 3:02am MDT