

Courtesy Of Tyler J Ellis Of Real Broker

## \$499,900 - 18211 80 Avenue, Edmonton

MLS® #E4463734

**\$499,900**

4 Bedroom, 3.00 Bathroom, 1,420 sqft

Single Family on 0.00 Acres

Aldergrove, Edmonton, AB

Welcome to this spacious 4-bedroom home featuring 3 living areas, 2 full baths, and a 3-pc ensuite in the main bedroom—perfect for a growing family! Recent updates include new flooring on the main and basement, quartz countertops, Samsung kitchen appliances, 2024 furnace with humidifier, new water heater, and 2023 shingles for peace of mind. The basement offers a versatile den/office with built-in cabinets (in addition to the 4 bedrooms), plus 3 extra storage spaces or walk-in closets and a laundry room. Enjoy central AC, central vac with attachments, and an oversized double garage with driveway parking for 4. The south-facing backyard is a retreat with a freshly painted deck, swing set, and large shed. Ideally located minutes from West Edmonton Mall, future LRT, schools, hospital, and amenities, with quick access to Whitemud Dr. and Anthony Henday. Move-in ready with space, updates, and unbeatable convenience!

Built in 1974

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4463734  |
| Price     | \$499,900 |
| Bedrooms  | 4         |
| Bathrooms | 3.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Square Footage | 1,420                  |
| Acres          | 0.00                   |
| Year Built     | 1974                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 18211 80 Avenue |
| Area        | Edmonton        |
| Subdivision | Aldergrove      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 0V3         |

### Amenities

|           |                                                                          |
|-----------|--------------------------------------------------------------------------|
| Amenities | Air Conditioner, Closet Organizers, Deck, No Smoking Home, Vinyl Windows |
| Parking   | Double Garage Attached                                                   |

### Interior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                     |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Stove-Electric, Vacuum System Attachments, Window Coverings, See Remarks, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                            |
| Stories           | 2                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                  |
| Basement          | Full, Finished                                                                                                                       |

### Exterior

|                   |                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Metal                                                                                                                                    |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, Park/Reserve, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                      |
| Construction      | Wood, Brick, Metal                                                                                                                                    |

Foundation                      Slab

**Additional Information**

Date Listed                      October 28th, 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 November 4th, 2025 at 1:47am MST