

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

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        5  
Zoning                    Zone 20

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