

## \$569,000 - 8619 80 Street, Edmonton

MLS® #E4446591

**\$569,000**

4 Bedroom, 2.00 Bathroom, 906 sqft

Single Family on 0.00 Acres

Idylwylde, Edmonton, AB

Located on a quiet tree lined street in Idylwylde, just blocks away from the LRT, shopping, public swimming and schools, this fully renovated four bedroom bungalow awaits. With creamy floors, soft colours, open concept design, tons of natural light and beautiful finishes, you will fall in love with this peaceful and beautiful space. This home is now complete and features the following upgrades... new flooring, drywall, electrical, plumbing, bathrooms, basement windows, some main floor windows, kitchen, all new doors, furnace, fence, front porch, back concrete patio, drive pad, siding and roof. The basement features tons of storage in the brand new laundry room and mechanical room, two amazing size bedrooms and a comfy family room for movie nights. Unlike most small bungalows, this one has a utility, linen and coat closet on the main floor as well a great size pantry off the brand new elegant kitchen. Stretch out and enjoy the 547m<sup>2</sup> lot, fully fenced, very spacious and two beautiful apple trees.



Built in 1952

### Essential Information

MLS® # E4446591

Price \$569,000

|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 906                    |
| Acres          | 0.00                   |
| Year Built     | 1952                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 8619 80 Street |
| Area        | Edmonton       |
| Subdivision | Idylwylde      |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6C 2S8        |

### Amenities

|           |                                                                                                                                                                                   |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Carbon Monoxide Detectors, Deck, Detectors Smoke, Front Porch, Hot Water Natural Gas, No Smoking Home, Parking-Extra, Smart/Program. Thermostat, Vinyl Windows |
| Parking   | Single Garage Detached                                                                                                                                                            |

### Interior

|              |                                                                  |
|--------------|------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                        |
| Stories      | 2                                                                |
| Has Basement | Yes                                                              |
| Basement     | Full, Finished                                                   |

### Exterior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Metal, Vinyl                                                                                                |
| Exterior Features | Back Lane, Fenced, Fruit Trees/Shrubs, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                  |
| Construction      | Wood, Metal, Vinyl                                                                                                |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 8th, 2025

Days on Market                32

Zoning                            Zone 18

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Listing information last updated on August 9th, 2025 at 10:17am MDT