

# **\$614,900 - 16427 80 Avenue, Edmonton**

MLS® #E4440027

**\$614,900**

5 Bedroom, 4.00 Bathroom, 1,248 sqft

Single Family on 0.00 Acres

Elmwood, Edmonton, AB

PROFESSIONALLY RENOVATED FROM TOP TO BOTTOM, this bungalow perfectly blends modern style with functional living. Located in a quiet, family-friendly neighborhood, this stunning home offers comfort, flexibility & income potential with a FULLY LEGAL 2-BEDROOM BASEMENT SUITE with a separate entrance. Bright & open main floor with stylish finishes, luxury vinyl plank flooring & pot lighting. Contemporary kitchen with quartz countertops & waterfall edges, SS appliances & custom cabinetry. Cozy living room with electric FP. 3 spacious bedrooms on the main floor plus a sleek modern 4-piece bath & a 3-piece ensuite & Private laundry. Basement Suite has 2 large bedrooms with egress windows, 2 full bathrooms, full kitchen with quartz countertops, SS appliances, a dining area, a living room & a dedicated laundry room. Detached garage & ample parking space. Large, newly fenced & sodded yard. All new electrical, plumbing and heating. Tankless water heater. R/I for A/C. 200 Amp service to home. Just move in & enjoy!

Built in 1965

## **Essential Information**

MLS® # E4440027

Price \$614,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 1,248                  |
| Acres          | 0.00                   |
| Year Built     | 1965                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 16427 80 Avenue |
| Area        | Edmonton        |
| Subdivision | Elmwood         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5R 3M8         |

### Amenities

|           |  |
|-----------|--|
| Amenities | Detectors Smoke, Hot Water Tankless, No Animal Home, No Smoking Home |
| Parking   | Over Sized, Single Garage Detached                                   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Tile Surround   |
| Stories           | 2   |
| Has Suite         | Yes   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Brick, Vinyl |
|----------|--------------------|

|                   |   |
|-------------------|---|
| Exterior Features | Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Brick, Vinyl  |
| Foundation        | Concrete Perimeter  |

### **School Information**

|            |                         |
|------------|-------------------------|
| Elementary | Elmwood                 |
| Middle     | H.E.Berriault/Hillcrest |
| High       | J.P./ST.FX              |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 3rd, 2025 |
| Days on Market | 13             |
| Zoning         | Zone 22        |

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Listing information last updated on June 16th, 2025 at 3:02pm MDT