

## **\$452,000 - 18727 80 Avenue, Edmonton**

MLS® #E4462801

**\$452,000**

4 Bedroom, 3.00 Bathroom, 1,132 sqft

Single Family on 0.00 Acres

Aldergrove, Edmonton, AB

Welcome to this well-maintained 4-level split located in the Aldergrove community of west Edmonton. This home offers 4 bedrooms, 3 full baths, and a double detached garage. The main level features a formal living and dining area, while the bright kitchen is set apart and enhanced with large south-facing windows and updated cabinets. The upper floor includes a primary bedroom with ensuite, plus two additional bedrooms and a full bath. The third level offers a family room with a brick wood-burning fireplace, a fourth bedroom, and another full bath. The lower level has a spacious recreation room suitable for multiple uses. Recent updates include a new roof (September 2025) and newer washer and dryer. The large south-facing yard and deck provide an excellent outdoor living space with established landscaping. Conveniently located close to West Edmonton Mall, golf, schools, parks, and public transportation.

Built in 1986

### **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | E4462801  |
| Price      | \$452,000 |
| Bedrooms   | 4         |
| Bathrooms  | 3.00      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,132                  |
| Acres          | 0.00                   |
| Year Built     | 1986                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 18727 80 Avenue |
| Area        | Edmonton        |
| Subdivision | Aldergrove      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 5B3         |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                       |
| Fireplace         | Yes                                                                                                                                             |
| Fireplaces        | Brick Facing, Mantel                                                                                                                            |
| Stories           | 4                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                             |
| Basement          | Full, Finished                                                                                                                                  |

### Exterior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                 |
| Exterior Features | Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                   |

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

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 20th, 2025 |
| Days on Market | 6                  |
| Zoning         | Zone 20            |

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Listing information last updated on October 26th, 2025 at 3:17pm MDT