

## **\$627,500 - 11429 80 Avenue Nw, Edmonton**

MLS® #E4202010

### **\$627,500**

4 Bedroom, 4.00 Bathroom, 1,490 sqft  
Single Family on 0 Acres

McKernan, Edmonton, AB

Great revenue property in ideal location, just steps from U of A campus, hospital, LRT and Whyte Avenue. LEGAL one bedroom basement suite perfect for renting to students. 4 total bedrooms, 3.5 bathrooms and 2000+ sq ft of living space. The main floor boasts a large flex room in the front, as well as a large open kitchen and living area in the back centered around gas fireplace. Kitchen has full height cabinets with designer finish, quartz counters, tile backsplash and all stainless steel appliances. Modern colors, flat casings, engineered hardwood and porcelain tile complete the high end finishes on the main floor. 3 large bedroom upstairs including a bright master bedroom with walk in closet and five piece en suite. The basement is completely finished with permits for legal suite and is finished with the same quality as the rest of the house. Additional upgrades include triple glazed windows, upgraded insulation, A/C, and fully landscaped. Can't find a better location than this!

Built in 2017

### **Essential Information**

MLS® #	E4202010
Price	\$627,500
Bedrooms	4



Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,490
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	ACTIVE

### Community Information

Address	11429 80 Avenue Nw
Area	Edmonton
Subdivision	McKernan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0R6

### Amenities

Features	Infill Property, HRV System, Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Low Flow/Dual Flush Toilets, No Animal Home, No Smoking Home
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior	Engineered Wood, Non-Ceramic Tile, Vinyl Plank
Interior Features	Microwave Hood Cover, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan
Heating	Forced Air-1
Bedrooms on Main Level	N
Has Basement	Yes
Basement	Fully Finished, Full
Fireplace	Yes
Fireplaces	Gas, See Remarks
# of Stories	3

## Exterior

Exterior Acrylic Stucco

Exterior Features Back Lane, Flat Site, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood Frame

Foundation Concrete

Listing information last updated on July 30th, 2021 at 1:16am MDT