

\$1,290,000 - 11026 80 Avenue, Edmonton

MLS® #E4419408

\$1,290,000

4 Bedroom, 4.50 Bathroom, 2,585 sqft

Single Family on 0.00 Acres

Garneau, Edmonton, AB

This custom built 2585 sq.ft. 2-story home, sits on a spacious 489 sq.m. lot in the heart of Garneau. As you enter, you are welcomed with an inviting floor plan, hickory hardwood, 9' ceilings & great natural light. The kitchen features hickory cabinetry to the ceiling, Cambria counters & designer appliances including Liebherr refrigerator and Porter & Charles range. The living room area has a gorgeous stone-faced fireplace, with generous space for furniture in a variety of orientations. The upper level has 3 comfortable bedrooms, including a primary suite complete with 5-piece ensuite & walk-in closet. The lower level of the home is finished as a legal 1 bedroom suite with separate laundry & entrance. Notable specs include: infloor heating; HRVx2; spray foamed rims/walls/attic; triple pane windows; & high-end finishing. Complete the package with a large deck & a double detached heated garage with extra parking. Walking distance to the U of A, Whyte Avenue, shopping & minutes to Downtown & River Valley.

Built in 2012

Essential Information

MLS® #	E4419408
Price	\$1,290,000
Bedrooms	4



Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	2,585
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	11026 80 Avenue
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0R3

Amenities

Amenities	Off Street Parking, On Street Parking, Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Vinyl Windows, Infill Property, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking Spaces	4
Parking	Double Garage Detached, Heated, Insulated, Parking Pad Cement/Paved

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Garage Control, Garage Opener, Hood Fan, Vacuum System Attachments, Vacuum Systems, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Garage Heater
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	3
Has Basement	Yes

Basement Full, Finished

Exterior

Exterior Wood, Stone, Stucco

Exterior Features Fenced, Flat Site, Landscaped, Public Transportation, Schools,
Shopping Nearby, View Downtown

Roof Asphalt Shingles

Construction Wood, Stone, Stucco

Foundation Concrete Perimeter

Additional Information

Date Listed January 27th, 2025

Days on Market 83

Zoning Zone 15

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