# \$549,000 - 10942 80 Avenue, Edmonton

MLS® #E4438029

#### \$549,000

6 Bedroom, 3.00 Bathroom, 905 sqft Single Family on 0.00 Acres

Garneau, Edmonton, AB

Prime Garneau locationâ€"just 2 blocks to UofA & Hospital, steps to Whyte Ave, transit, and 5 mins to River Valley trails! This charming bungalow offers 1,664 sq ft of living space plus a 445 sq ft stylish Studio in the backyard â€"ideal for guests. The main floor features a new chef's kitchen, stone-faced fireplace, 3 good size bedrooms, and a primary suite with French doors to a private deck and yard. The basement includes 2 more bedrooms, a full bath, and a large living area. Major upgrades: stucco (2011), metal roof, windows, electrical, hot water tank (2012), furnace (2017), microwave (2018), foundation, sump pump & weeping tile (2019), dishwasher (2021), new shower & fridge (2022), plumbing (2024). The current owners have not sought permitting for a secondary suite. The options can be explored with the city by the new owners. Low-maintenance and full of potentialâ€"live in comfort in the heart of Edmonton!

Built in 1926

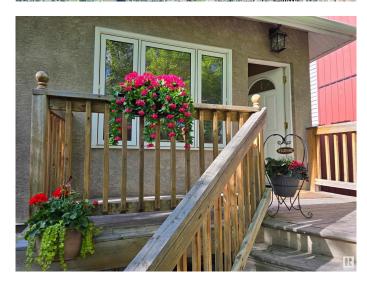
# **Essential Information**

MLS® # E4438029 Price \$549,000

Bedrooms 6
Bathrooms 3.00







Full Baths 3

Square Footage 905

Acres 0.00

Year Built 1926

Type Single Family

Sub-Type Detached Single Family

Style Bungalow

Status Active

## **Community Information**

Address 10942 80 Avenue

Area Edmonton
Subdivision Garneau
City Edmonton

Province AB

Postal Code T6G 0R1

### **Amenities**

County

Amenities Front Porch, Walk-up Basement

**ALBERTA** 

Parking Spaces 2

Parking 2 Outdoor Stalls, No Garage

#### Interior

Appliances Air Conditioner-Window, Dryer, Hood Fan, Refrigerator, Stove-Gas,

Washer, Dishwasher-Two

Heating Baseboard, Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Glass Door, Roughed In, Stone Facing

Stories 2

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Stucco

Exterior Features Back Lane, Fenced, Fruit Trees/Shrubs, Public Transportation, Schools

Roof Metal

Construction Wood, Stucco

Foundation Concrete Perimeter

## **Additional Information**

Date Listed May 22nd, 2025

Days on Market 13

Zoning Zone 15

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Listing information last updated on June 4th, 2025 at 11:32am MDT