

Courtesy Of Christy M Cantera Of Real Broker

## \$365,000 - 11636 80 Street, Edmonton

MLS® #E4458278

**\$365,000**

3 Bedroom, 2.50 Bathroom, 1,885 sqft

Single Family on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

Abundance of charm in this 2 ½ storey, half-duplex nestled in the heart of Parkdale. Perfect location for those city-slickers that need to venture into Edmonton core, w/LRT just a hop away. Need more tranquility? Swing by River Valley Highlands & enjoy the nature trail by North Saskatchewan River. Home features 3 bedrooms, 2.5 baths & incredible 3rd level loft style family room w/vaulted ceiling & access to your own private roof top patio for add'l outdoor entertaining space. Main level has inviting warm appeal w/rich vinyl plank flooring & neutral colour palette. Kitchen is anchored w/centre block island, to-ceiling cabinetry, upscale SS appliances, pantry, granite countertops & formal dinette. Owner's suite is complete w/private 4pc ensuite featuring dual sinks, tiled shower & WIC. 2 add'l jr rooms, 4 pc bath & laundry closet. Tonnes of storage in basement. Superior party-wall sound proofing, fully fenced, landscaped w/dbl garage out back. Great opportunity to jump into ownership market! Must See!!!

Built in 2014

### Essential Information

MLS® # E4458278

Price \$365,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,885             |
| Acres          | 0.00              |
| Year Built     | 2014              |
| Type           | Single Family     |
| Sub-Type       | Half Duplex       |
| Style          | 2 and Half Storey |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 11636 80 Street     |
| Area        | Edmonton            |
| Subdivision | Parkdale (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5B 2N2             |

### Amenities

|                |                                                                               |
|----------------|-------------------------------------------------------------------------------|
| Amenities      | Detectors Smoke, Patio, Television Connection, Vaulted Ceiling, Vinyl Windows |
| Parking Spaces | 4                                                                             |
| Parking        | Double Garage Detached, Rear Drive Access                                     |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                           |
| Stories           | 3                                                                                                                   |
| Has Basement      | Yes                                                                                                                 |
| Basement          | Full, Partially Finished                                                                                            |

### Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                       |
| Exterior Features | Back Lane, Fenced, Landscaped, Level Land, Paved Lane, Playground |

Nearby, Public Transportation, Schools, Shopping Nearby

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### School Information

|            |                          |
|------------|--------------------------|
| Elementary | DELTON SCHOOL K-7        |
| Middle     | SPRUCE AVENUE SCHOOL 7-9 |
| High       | EASTGLEN SCHOOL 10-12    |

### Additional Information

|             |                      |
|-------------|----------------------|
| Date Listed | September 18th, 2025 |
| Zoning      | Zone 05              |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 18th, 2025 at 12:17pm MDT