

## **\$874,900 - 11571 80 Avenue, Edmonton**

MLS® #E4420814

**\$874,900**

4 Bedroom, 3.50 Bathroom, 1,816 sqft

Single Family on 0.00 Acres

Belgravia, Edmonton, AB

Welcome home to this stunning home in the sought after neighbourhood of BELGRAVIA! The location of this home cannot be beat as you are only blocks away from the River Valley, Cross Cancer, UofA, & much more! This home has 10ft ceilings throughout, along with the all floors being finished with LUXURY VINYL PLANK FLOORING! The main floor is home to an open concept living/dining/kitchen which is flooded with natural light from the oversized windows! Now the kitchen is a chefs dream with CEILING HIGH CABINETS, WATERFALL QUARTZ COUNTERTOPS on the already spacious island, DARK STAINLESS STEEL APPLIANCES, & lots of storage space! Upstairs you will find the PRIMARY retreat, with the quartz countertops carried through the 5pc ENSUITE, which is complete with a WALK IN CLOSET! To finish off this level you will find upstairs LAUNDRY, along with the 2nd & 3rd bedrooms which connect through a 4pc JACK & JILL BATHROOM! The basement is FULLY FINISHED with a 4th bedroom, WET BAR, 4pc bath, & a large rec room!

Built in 2021

### **Essential Information**

MLS® # E4420814

Price \$874,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,816                  |
| Acres          | 0.00                   |
| Year Built     | 2021                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11571 80 Avenue |
| Area        | Edmonton        |
| Subdivision | Belgravia       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6E 4E2         |

### Amenities

|                |                                                                                                                                                                                            |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Air Conditioner, Ceiling 10 ft., Closet Organizers, Deck, No Animal Home, No Smoking Home, Vinyl Windows, Wet Bar, See Remarks, Infill Property, Natural Gas BBQ Hookup |
| Parking Spaces | 3                                                                                                                                                                                          |
| Parking        | Single Garage Detached                                                                                                                                                                     |

### Interior

|                   |                                                                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                                                             |
| Fireplaces        | Insert                                                                                                                                                                                          |
| Stories           | 3                                                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                                                             |
| Basement          | Full, Finished                                                                                                                                                                                  |

**Exterior**

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                            |
| Exterior Features | Back Lane, Flat Site, Golf Nearby, Level Land, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                        |
| Construction      | Wood, Stucco                                                                                            |
| Foundation        | Concrete Perimeter                                                                                      |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | February 7th, 2025 |
| Days on Market | 71                 |
| Zoning         | Zone 15            |

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 April 19th, 2025 at 2:47pm MDT