

# **\$614,900 - 16427 80 Avenue, Edmonton**

MLS® #E4440027

**\$614,900**

5 Bedroom, 4.00 Bathroom, 1,248 sqft

Single Family on 0.00 Acres

Elmwood, Edmonton, AB

PROFESSIONALLY RENOVATED FROM TOP TO BOTTOM, this bungalow perfectly blends modern style with functional living. Located in a quiet, family-friendly neighborhood, this stunning home offers comfort, flexibility & income potential with a FULLY LEGAL 2-BEDROOM BASEMENT SUITE with a separate entrance. Bright & open main floor with stylish finishes, luxury vinyl plank flooring & pot lighting. Contemporary kitchen with quartz countertops & waterfall edges, SS appliances & custom cabinetry. Cozy living room with electric FP. 3 spacious bedrooms on the main floor plus a sleek modern 4-piece bath & a 3-piece ensuite & Private laundry. Basement Suite has 2 large bedrooms with egress windows, 2 full bathrooms, full kitchen with quartz countertops, SS appliances, a dining area, a living room & a dedicated laundry room. Detached garage & ample parking space. Large, newly fenced & sodded yard. All new electrical, plumbing and heating. Tankless water heater. R/I for A/C. 200 Amp service to home. Just move in & enjoy!

Built in 1965

## **Essential Information**

MLS® # E4440027

Price \$614,900



Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	1,248
Acres	0.00
Year Built	1965
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	16427 80 Avenue
Area	Edmonton
Subdivision	Elmwood
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 3M8

### Amenities

Amenities	Detectors Smoke, Hot Water Tankless, No Animal Home, No Smoking Home
Parking	Over Sized, Single Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
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Exterior Features	Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Elmwood
Middle	H.E.Beriauult/Hillcrest
High	J.P./ST.FX

### **Additional Information**

Date Listed	June 3rd, 2025
Days on Market	11
Zoning	Zone 22

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