# \$959,900 - 11537 80 Avenue, Edmonton

MLS® #E4445061

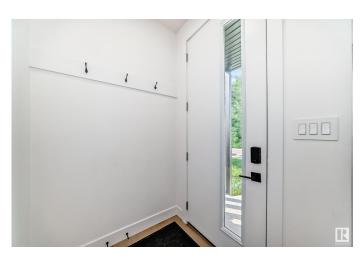
#### \$959,900

4 Bedroom, 3.50 Bathroom, 1,871 sqft Single Family on 0.00 Acres

McKernan, Edmonton, AB

Welcome to this beautifully designed 2-storey home located in the heart of sought-after Belgravia backing onto Charles Simmonds Park and has a legal basement suite! Step inside the open-concept main floor featuring luxury vinyl plank flooring, 9-foot ceilings, and an inviting living room with a sleek electric fireplace. The modern chef's kitchen is a showstopper, complete with granite countertops, high-end stainless steel appliances including a gas cooktop, wine fridge, and a spacious island with breakfast bar. The dining room provides ample space for hosting family and friends. Upstairs, you'll find three spacious bedrooms, including a stunning primary suite with a walk-in closet and a spa-inspired 5-piece ensuite featuring a soaker tub, glass stand-up shower and double sinks. The fully finished legal basement suite offers 1 bedroom, a full kitchen with quartz countertops and stainless steel appliances, in-suite laundry, and a large living room. Located just minutes to U of A and Whyte Ave.







Built in 2021

### **Essential Information**

| MLS® #   | E4445061  |
|----------|-----------|
| Price    | \$959,900 |
| Bedrooms | 4         |

| Bathrooms      | 3.50                   |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,871                  |
| Acres          | 0.00                   |
| Year Built     | 2021                   |
| Туре           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

# **Community Information**

| Address     | 11537 80 Avenue |
|-------------|-----------------|
| Area        | Edmonton        |
| Subdivision | McKernan        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6G 0R7         |

## Amenities

| Amenities | Air Conditioner, Ceiling 9 ft., Deck, No Smoking Home |
|-----------|---|
| Parking   | Double Garage Detached                                |

### Interior

| Interior Features<br>Appliances | ensuite bathroom<br>Air Conditioning-Central, Hood Fan, Microwave Hood Fan, Oven-Built-In,<br>Oven-Microwave, Stove-Countertop Gas, Stove-Electric, Dryer-Two,<br>Refrigerators-Two, Washers-Two, Dishwasher-Two |
|---------------------------------|--|
| Heating                         | Forced Air-2, Natural Gas  |
| Fireplace                       | Yes  |
| Fireplaces                      | Mantel   |
| Stories                         | 3  |
| Has Suite                       | Yes  |
| Has Basement                    | Yes  |
| Basement                        | Full, Finished   |
| Exterior                        |  |

Wood, Stucco Exterior

| Exterior Features | Back Lane, Backs Onto Park/Trees, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
|-------------------|---|
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

| Date Listed    | June 30th, 2025 |
|----------------|-----------------|
| Days on Market | 50              |
|                |                 |

Zoning Zone 15

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Listing information last updated on August 19th, 2025 at 8:02pm MDT