

\$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 location—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 —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 potential—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 |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6G 0R1 |

Amenities

| | |
|----------------|-------------------------------|
| Amenities | Front Porch, Walk-up Basement |
| 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 96
Zoning Zone 15

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