

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

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