

## \$669,900 - 11429 80 Avenue, Edmonton

MLS® #E4438062

**\$669,900**

4 Bedroom, 3.50 Bathroom, 1,604 sqft

Single Family on 0.00 Acres

McKernan, Edmonton, AB

Welcome to this stunning air conditioned Half Duplex home w/ a LEGAL basement suite in McKernan. Steps to Belgravia/McKernan LRT station. This modern 2 storey duplex home is perfectly combines w/ design & functionality. Main floor features a flex room at the front - perfect for an open office or a kid's play/music room. Kitchen has full height cabinets w/ designer finish, quartz ctps, tile backsplash & stainless steel appliances. Upstairs you will find 3 good sized bedrooms. Primary bedroom comes with a W/I closet and 5 pc ensuite. Separate entrance leads to the ONE bedroom legal suite basement w/ its own laundry. Low maintenance landscaping. This is a perfect property for yourself to live upstairs with a mortgage helper or simply a great investment property.

Built in 2017

### Essential Information

MLS® #	E4438062
Price	\$669,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,604
Acres	0.00



Year Built	2017
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	11429 80 Avenue
Area	Edmonton
Subdivision	McKernan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0R6

### **Amenities**

Amenities	Air Conditioner, Ceiling 10 ft., See Remarks
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 23rd, 2025
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Days on Market 11

Zoning Zone 15

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Listing information last updated on June 3rd, 2025 at 7:32pm MDT