# \$549,000 - 10942 80 Avenue, Edmonton

MLS® #E4438029

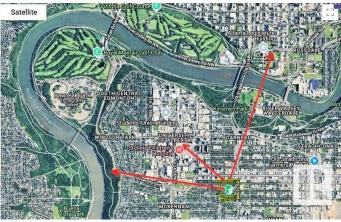
#### \$549,000

6 Bedroom, 3.00 Bathroom, 905 sqft Single Family on 0.00 Acres

Garneau, Edmonton, AB

Prime Garneau locationâ€"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 â€"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 potentialâ€"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                   |
| Туре           | 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<br>Parking Spaces<br>Parking | Front Porch, Walk-up Basement<br>2<br>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 ListedMay 22nd, 2025Days on Market90ZoningZone 15

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Listing information last updated on August 20th, 2025 at 12:47pm MDT