

## \$699,900 - 11429 80 Avenue, Edmonton

MLS® #E4425799

**\$699,900**

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® #         | E4425799  |
| Price          | \$699,900 |
| 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 | March 14th, 2025 |
|-------------|------------------|

Days on Market 48

Zoning Zone 15

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Listing information last updated on May 1st, 2025 at 12:32am MDT