

\$1,290,000 - 11026 80 Avenue, Edmonton

MLS® #E4419408

\$1,290,000

4 Bedroom, 4.50 Bathroom, 2,585 sqft
Single Family on 0.00 Acres

Garneau, Edmonton, AB

This custom built 2585 sq.ft. 2-story home, sits on a spacious 489 sq.m. lot in the heart of Garneau. As you enter, you are welcomed with an inviting floor plan, hickory hardwood, 9' ceilings & great natural light. The kitchen features hickory cabinetry to the ceiling, Cambria counters & designer appliances including Liebherr refrigerator and Porter & Charles range. The living room area has a gorgeous stone-faced fireplace, with generous space for furniture in a variety of orientations. The upper level has 3 comfortable bedrooms, including a primary suite complete with 5-piece ensuite & walk-in closet. The lower level of the home is finished as a legal 1 bedroom suite with separate laundry & entrance. Notable specs include: infloor heating; HRVx2; spray foamed rims/walls/attic; triple pane windows; & high-end finishing. Complete the package with a large deck & a double detached heated garage with extra parking. Walking distance to the U of A, Whyte Avenue, shopping & minutes to Downtown & River Valley.

Built in 2012

Essential Information

| | |
|----------|-------------|
| MLS® # | E4419408 |
| Price | \$1,290,000 |
| Bedrooms | 4 |



| | |
|----------------|------------------------|
| Bathrooms | 4.50 |
| Full Baths | 4 |
| Half Baths | 1 |
| Square Footage | 2,585 |
| Acres | 0.00 |
| Year Built | 2012 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 11026 80 Avenue |
| Area | Edmonton |
| Subdivision | Garneau |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6G 0R3 |

Amenities

| | |
|----------------|---|
| Amenities | Off Street Parking, On Street Parking, Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Vinyl Windows, Infill Property, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking Spaces | 4 |
| Parking | Double Garage Detached, Heated, Insulated, Parking Pad Cement/Paved |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Alarm/Security System, Garage Control, Garage Opener, Hood Fan, Vacuum System Attachments, Vacuum Systems, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Garage Heater |
| Heating | Forced Air-1, In Floor Heat System, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Stone Facing |
| Stories | 3 |
| Has Basement | Yes |

Basement Full, Finished

Exterior

Exterior Wood, Stone, Stucco

Exterior Features Fenced, Flat Site, Landscaped, Public Transportation, Schools, Shopping Nearby, View Downtown

Roof Asphalt Shingles

Construction Wood, Stone, Stucco

Foundation Concrete Perimeter

Additional Information

Date Listed January 27th, 2025

Days on Market 82

Zoning Zone 15

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Listing information last updated on April 19th, 2025 at 1:47pm MDT