

Courtesy Of Justin Stobbe and Trisha Zimmerling Of Royal LePage Prestige Realty

## **\$874,900 - 11571 80 Avenue, Edmonton**

MLS® #E4420814

**\$874,900**

4 Bedroom, 3.50 Bathroom, 1,816 sqft  
Single Family on 0.00 Acres

Belgravia, Edmonton, AB

Welcome home to this stunning home in the sought after neighbourhood of BELGRAVIA! The location of this home cannot be beat as you are only blocks away from the River Valley, Cross Cancer, UofA, & much more! This home has 10ft ceilings throughout, along with the all floors being finished with LUXURY VINYL PLANK FLOORING! The main floor is home to an open concept living/dining/kitchen which is flooded with natural light from the oversized windows! Now the kitchen is a chefs dream with CEILING HIGH CABINETS, WATERFALL QUARTZ COUNTERTOPS on the already spacious island, DARK STAINLESS STEEL APPLIANCES, & lots of storage space! Upstairs you will find the PRIMARY retreat, with the quartz countertops carried through the 5pc ENSUITE, which is complete with a WALK IN CLOSET! To finish off this level you will find upstairs LAUNDRY, along with the 2nd & 3rd bedrooms which connect through a 4pc JACK & JILL BATHROOM! The basement is FULLY FINISHED with a 4th bedroom, WET BAR, 4pc bath, & a large rec room!

Built in 2021

### **Essential Information**

MLS® #	E4420814
Price	\$874,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,816
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	11571 80 Avenue
Area	Edmonton
Subdivision	Belgravia
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 4E2

### Amenities

Amenities	On Street Parking, Air Conditioner, Ceiling 10 ft., Closet Organizers, Deck, No Animal Home, No Smoking Home, Vinyl Windows, Wet Bar, See Remarks, Infill Property, Natural Gas BBQ Hookup
Parking Spaces	3
Parking	Single Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Flat Site, Golf Nearby, Level Land, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

## Additional Information

Date Listed	February 7th, 2025
Days on Market	63
Zoning	Zone 15

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 11th, 2025 at 4:32pm MDT