

## **\$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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