

## **\$399,950 - 12415 80 Street, Edmonton**

MLS® #E4461135

**\$399,950**

4 Bedroom, 2.00 Bathroom, 1,105 sqft

Single Family on 0.00 Acres

Elmwood Park, Edmonton, AB

Fantastic opportunity for a growing family or investor. Recent renovations include shingles, PVC windows, Hot Water Tank and brand new H/E Furnace, making this home energy efficient, which saves you money. Huge living room anchored by a corner, stone facing, wood-burning fireplace. 5-bedroom have large windows, both bathrooms seen upgrades in recent years. L-shaped kitchen has a window overlooking the back yard. Spacious dining nook can accommodate a large table for a growing family. Back entry to developed basement, 2 more bedrooms, full bathroom, cold storage room and family room, perfect for quiet evenings at home. Huge 905 m2 lot, fully fenced with back-alley access. Great site to build your future home. Front drive access to garage can easily accommodate an RV or 4 vehicles. Fruit trees and large shed with power. Plenty of space to build future oversized garage or shop. Great location, quiet tree-lined street with quick access to Yellowhead, bus service and shopping.

Built in 1958

### **Essential Information**

MLS® # E4461135

Price \$399,950

Lease Rate \$20



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,105                  |
| Acres          | 0.00                   |
| Year Built     | 1958                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 12415 80 Street |
| Area        | Edmonton        |
| Subdivision | Elmwood Park    |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5B 2P8         |

### **Amenities**

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Amenities      | Hot Water Natural Gas, Parking-Extra, R.V. Storage, Vinyl Windows |
| Parking Spaces | 5                                                                 |
| Parking        | Front Drive Access, Over Sized, Single Garage Detached            |

### **Interior**

|              |                                             |
|--------------|---------------------------------------------|
| Appliances   | Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                   |
| Fireplace    | Yes                                         |
| Fireplaces   | Stone Facing                                |
| Stories      | 2                                           |
| Has Basement | Yes                                         |
| Basement     | Full, Finished                              |

### **Exterior**

|                   |                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                                               |
| Exterior Features | Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Level Land, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|                 |                    |
|-----------------|--------------------|
| Lot Description | 65'x150'           |
| Roof            | Asphalt Shingles   |
| Construction    | Wood, Stucco       |
| Foundation      | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 7th, 2025 |
| Days on Market | 17                |
| Zoning         | Zone 05           |

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 October 24th, 2025 at 5:02am MDT