

\$452,000 - 18727 80 Avenue, Edmonton

MLS® #E4462801

\$452,000

4 Bedroom, 3.00 Bathroom, 1,132 sqft

Single Family on 0.00 Acres

Aldergrove, Edmonton, AB

Welcome to this well-maintained 4-level split located in the Aldergrove community of west Edmonton. This home offers 4 bedrooms, 3 full baths, and a double detached garage. The main level features a formal living and dining area, while the bright kitchen is set apart and enhanced with large south-facing windows and updated cabinets. The upper floor includes a primary bedroom with ensuite, plus two additional bedrooms and a full bath. The third level offers a family room with a brick wood-burning fireplace, a fourth bedroom, and another full bath. The lower level has a spacious recreation room suitable for multiple uses. Recent updates include a new roof (September 2025) and newer washer and dryer. The large south-facing yard and deck provide an excellent outdoor living space with established landscaping. Conveniently located close to West Edmonton Mall, golf, schools, parks, and public transportation.

Built in 1986

Essential Information

MLS® #	E4462801
Price	\$452,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3



Square Footage	1,132
Acres	0.00
Year Built	1986
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

Community Information

Address	18727 80 Avenue
Area	Edmonton
Subdivision	Aldergrove
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 5B3

Amenities

Amenities	Deck
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Mantel
Stories	4
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 20th, 2025
Days on Market	3
Zoning	Zone 20

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 23rd, 2025 at 4:02pm MDT