

## \$699,900 - 11429 80 Avenue, Edmonton

MLS® #E4425799

**\$699,900**

4 Bedroom, 3.50 Bathroom, 1,604 sqft

Single Family on 0.00 Acres

McKernan, Edmonton, AB

Welcome to this stunning air conditioned Half Duplex home w/ a LEGAL basement suite in McKernan. Steps to Belgravia/McKernan LRT station. This modern 2 storey duplex home is perfectly combines w/ design & functionality. Main floor features a flex room at the front - perfect for an open office or a kid's play/music room. Kitchen has full height cabinets w/ designer finish, quartz ctps, tile backsplash & stainless steel appliances. Upstairs you will find 3 good sized bedrooms. Primary bedroom comes with a W/I closet and 5 pc ensuite. Separate entrance leads to the ONE bedroom legal suite basement w/ its own laundry. Low maintenance landscaping. This is a perfect property for yourself to live upstairs with a mortgage helper or simply a great investment property.

Built in 2017

### Essential Information

MLS® #	E4425799
Price	\$699,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,604
Acres	0.00



Year Built	2017
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	11429 80 Avenue
Area	Edmonton
Subdivision	McKernan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0R6

### Amenities

Amenities	Air Conditioner, Ceiling 10 ft., See Remarks
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	March 14th, 2025
-------------	------------------

Days on Market 49

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 May 2nd, 2025 at 8:17pm MDT