

## \$435,000 - 18404 80 Avenue, Edmonton

MLS® #E4433095

**\$435,000**

4 Bedroom, 2.00 Bathroom, 1,230 sqft

Single Family on 0.00 Acres

Aldergrove, Edmonton, AB

HUGE, Lovely, Corner Lot with RV Parking!  
GREAT VALUE for 1,804 Sq. Ft. of Living Space in this 4 Level Split, Very Well Built Home! Located in the Residential, Sought Out Community of Aldergrove. Central Air Conditioning & Ceiling Fans will keep You & Your Family Cool on those Hot Summer Days ahead! This Large Home has a Bay Window in the Sunny Living Room & the Dining Area has Patio Doors Leading out to a Large Deck that Overlooks a Beautiful & Fairly Private Back Yard. The Kitchen has a Window Above the Sink to Enjoy the Back Yard View. You can Also Keep an Eye on the Kids When they are in the Family Room which Can Be Seen From the Kitchen. The Family room has a Cozy Gas Fireplace & a TV Mount So You Can Kick Back & Relax. There is a Bedroom which Could be an Office on the Same Level, Plus a Washroom & a Front Loading Washer & Dryer Set. 3 Bedrooms Up & the Primary Suite has a Walk-in Closet & Jack & Jill Bathroom. Double Attached Oversized Garage & Garden Shed. A Great Home for Your Entire Family!

Built in 1976

### Essential Information

MLS® # E4433095

Price \$435,000



Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	2
Square Footage	1,230
Acres	0.00
Year Built	1976
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	18404 80 Avenue
Area	Edmonton
Subdivision	Aldergrove
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 1E9

### Amenities

Amenities	Air Conditioner, Deck, R.V. Storage
Parking	Double Garage Attached, RV Parking

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dryer, Fan-Ceiling, Freezer, Garage Opener, Garburator, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	3
Has Basement	Yes
Basement	Partial, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Low Maintenance Landscape, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Aldergrove Elementary
------------	-----------------------

**Additional Information**

Date Listed	April 27th, 2025
Days on Market	4
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 May 1st, 2025 at 3:32pm MDT