# \$620,000 - 11945 80 Street, Edmonton

MLS® #E4459229

# \$620,000

7 Bedroom, 5.00 Bathroom, 2,292 sqft Single Family on 0.00 Acres

Eastwood, Edmonton, AB

Front and back duplex in Eastwood ideal for extended or multi-family living. Each main floor features 3 bedrooms, open-concept living, updated kitchen, and private entrance. Each basement includes 1 bedroom, bathroom, kitchenette and its own entry. Shingles replaced in 2023. Well-suited for multi-family living or long-term holding. Located on a quiet tree-lined street close to schools, shopping, and the 118 Avenue Arts & Business District.



#### **Essential Information**

MLS® # E4459229 Price \$620,000

Bedrooms 7
Bathrooms 5.00

Full Baths 4
Half Baths 2

Square Footage 2,292 Acres 0.00 Year Built 2009

Type Single Family

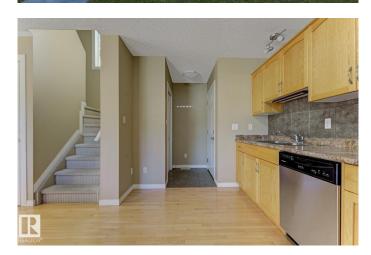
Sub-Type Duplex Front and Back

Style 2 Storey
Status Active

# **Community Information**







Address 11945 80 Street

Area Edmonton
Subdivision Eastwood
City Edmonton
County ALBERTA

Province AB

Postal Code T5B 2N8

### **Amenities**

Amenities See Remarks
Parking No Garage

# Interior

Appliances Dryer, Hood Fan, Microwave Hood Fan, Stacked Washer/Dryer, Storage

Shed, Washer, Refrigerators-Two, Stoves-Two, Dishwasher-Two

Heating Forced Air-2, Natural Gas

Stories 3 Has Suite Yes

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Back Lane, Fenced, Flat Site, Landscaped, Level Land, Playground

Nearby, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

#### **School Information**

Elementary Delton

Middle Spruce Avenue

High Eastglen

#### **Additional Information**

Date Listed September 24th, 2025

Days on Market 28

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 21st, 2025 at 10:47pm MDT