

## **\$475,000 - 9813 180 Avenue, Edmonton**

MLS® #E4462707

**\$475,000**

4 Bedroom, 3.50 Bathroom, 1,711 sqft

Single Family on 0.00 Acres

Elsinore, Edmonton, AB

This clean, bright & spacious, open-concept, two storey situated on a quiet, residential street in Elsinore offers all the features and conveniences you could hope for in its price range, including a heated garage, air conditioning, finished basement & a private oasis in the backyard. Main level has a welcoming entrance way, great room with re-finished hardwood flooring & gas fireplace, island kitchen with breakfast counter, dining area, half bath & laundry. Upper level features a bonus room, family bathroom, 3 bedrooms including a primary with walk-in closet & an ensuite with a corner jetted tub. Basement is host to a recreation room with wet bar/kitchenette (small fridge, microwave, sink & counter space). The gorgeous, large, fenced and landscaped backyard provides plenty of room to play & entertain plus has a deck, garden, mature trees, storage shed, fire pit & a pond with waterfall. Home has easy access to schools, shopping, restaurants, coffee shops & the Anthony Henday Drive. Act fast!

Built in 1998

### **Essential Information**

MLS® # E4462707

Price \$475,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,711                  |
| Acres          | 0.00                   |
| Year Built     | 1998                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9813 180 Avenue |
| Area        | Edmonton        |
| Subdivision | Elsinore        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5X 6A1         |

### Amenities

|                |                             |
|----------------|-----------------------------|
| Amenities      | Deck, Fire Pit, See Remarks |
| Parking Spaces | 4                           |
| Parking        | Double Garage Attached      |

### Interior

|                   |                                                                                                                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                                     |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, See Remarks, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                                                                                                                  |
| Fireplaces        | Mantel, Tile Surround                                                                                                                                                                                                                                |
| Stories           | 3                                                                                                                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                                                                                                                  |
| Basement          | Full, Finished                                                                                                                                                                                                                                       |

### Exterior

|                   |                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                         |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, Treed Lot |
| Roof              | Asphalt Shingles                                                                                                                                    |
| Construction      | Wood, Vinyl                                                                                                                                         |
| Foundation        | Concrete Perimeter                                                                                                                                  |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 18th, 2025 |
| Days on Market | 4                  |
| Zoning         | Zone 27            |

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Listing information last updated on October 22nd, 2025 at 8:32am MDT