

Courtesy Of Lindsay Mercer Of The Good Real Estate Company

## \$524,900 - 8004 180 Street, Edmonton

MLS® #E4454699

### \$524,900

5 Bedroom, 2.50 Bathroom, 1,254 sqft  
Single Family on 0.00 Acres

Aldergrove, Edmonton, AB

Welcome to this charming 5 bedroom, 3 bathroom updated home in the fantastic west end neighborhood of Aldergrove! The open concept layout has a large east facing bay window, and stone masoned gas FP leading to the dining room and kitchen with quartz countertops and SS appliances. Three bedrooms and 4-pc bathroom upstairs includes a large primary with ensuite. Downstairs has been recently renovated with a large family room, 3-pc bathroom, corner wet bar and spacious bedrooms with large storage room. Double detached garage and the well established backyard with large fire pit gives you privacy to retreat. TRIPLE pane windows, new shingles and eaves done in 2021. Many perennial gardens and tons of parking. Minutes from West Edmonton Mall and fast access to the Whitemud, this home is a must see!

Built in 1974

### Essential Information

MLS® #	E4454699
Price	\$524,900
Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,254
Acres	0.00
Year Built	1974
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	8004 180 Street
Area	Edmonton
Subdivision	Aldergrove
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 0T3

### **Amenities**

Amenities	Deck, Fire Pit
Parking	Double Garage Detached, Front/Rear Drive Access, Over Sized

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

## School Information

Elementary	Aldergrove School
Middle	Parkview School
High	Jasper Place School

## Additional Information

Date Listed	August 26th, 2025
Days on Market	1
Zoning	Zone 20

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