

## \$399,950 - 12415 80 Street, Edmonton

MLS® #E4461135

**\$399,950**

4 Bedroom, 2.00 Bathroom, 1,105 sqft

Single Family on 0.00 Acres

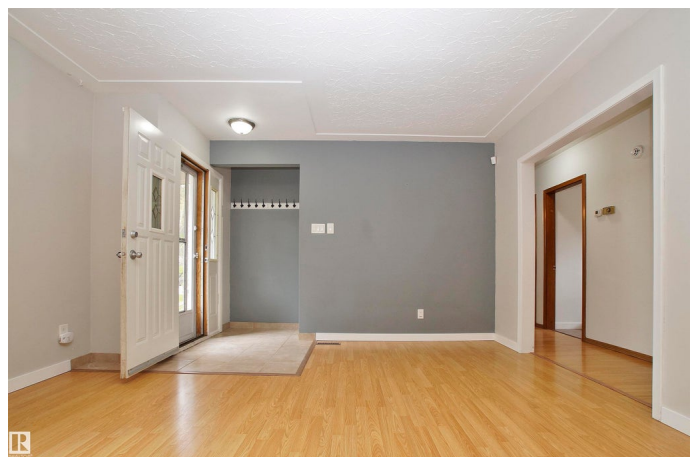
Elmwood Park, Edmonton, AB

Fantastic opportunity for a growing family or investor. Recent renovations include shingles, PVC windows, Hot Water Tank and brand new H/E Furnace, making this home energy efficient, which saves you money. Huge living room anchored by a corner, stone facing, wood-burning fireplace. 5-bedroom have large windows, both bathrooms seen upgrades in recent years. L-shaped kitchen has a window overlooking the back yard. Spacious dining nook can accommodate a large table for a growing family. Back entry to developed basement, 2 more bedrooms, full bathroom, cold storage room and family room, perfect for quiet evenings at home. Huge 905 m2 lot, fully fenced with back-alley access. Great site to build your future home. Front drive access to garage can easily accommodate an RV or 4 vehicles. Fruit trees and large shed with power. Plenty of space to build future oversized garage or shop. Great location, quiet tree-lined street with quick access to Yellowhead, bus service and shopping.

Built in 1958

### Essential Information

MLS® #	E4461135
Price	\$399,950
Lease Rate	\$20



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,105
Acres	0.00
Year Built	1958
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	12415 80 Street
Area	Edmonton
Subdivision	Elmwood Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 2P8

### **Amenities**

Amenities	Hot Water Natural Gas, Parking-Extra, R.V. Storage, Vinyl Windows
Parking Spaces	5
Parking	Front Drive Access, Over Sized, Single Garage Detached

### **Interior**

Appliances	Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Level Land, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Lot Description	65'x150'
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	October 7th, 2025
Zoning	Zone 05

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Listing information last updated on October 7th, 2025 at 4:32pm MDT