# \$959,900 - 11537 80 Avenue, Edmonton

MLS® #E4445061

#### \$959.900

4 Bedroom, 3.50 Bathroom, 1,871 sqft Single Family on 0.00 Acres

McKernan, Edmonton, AB

Welcome to this beautifully designed 2-storey home located in the heart of sought-after Belgravia backing onto Charles Simmonds Park and has a legal basement suite! Step inside the open-concept main floor featuring luxury vinyl plank flooring, 9-foot ceilings, and an inviting living room with a sleek electric fireplace. The modern chef's kitchen is a showstopper, complete with granite countertops, high-end stainless steel appliances including a gas cooktop, wine fridge, and a spacious island with breakfast bar. The dining room provides ample space for hosting family and friends. Upstairs, you'll find three spacious bedrooms, including a stunning primary suite with a walk-in closet and a spa-inspired 5-piece ensuite featuring a soaker tub, glass stand-up shower and double sinks. The fully finished legal basement suite offers 1 bedroom, a full kitchen with quartz countertops and stainless steel appliances, in-suite laundry, and a large living room. Located just minutes to U of A and Whyte Ave.

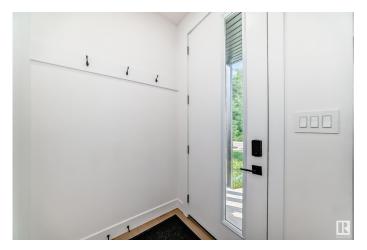


#### **Essential Information**

MLS® # E4445061 Price \$959,900

Bedrooms 4







Bathrooms 3.50

Full Baths 3

Half Baths 1

Square Footage 1,871 Acres 0.00

Year Built 2021

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 11537 80 Avenue

Area Edmonton
Subdivision McKernan
City Edmonton
County ALBERTA

Province AB

Postal Code T6G 0R7

## **Amenities**

Amenities Air Conditioner, Ceiling 9 ft., Deck, No Smoking Home

Parking Double Garage Detached

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Hood Fan, Microwave Hood Fan, Oven-Built-In,

Oven-Microwave, Stove-Countertop Gas, Stove-Electric, Dryer-Two,

Refrigerators-Two, Washers-Two, Dishwasher-Two

Heating Forced Air-2, Natural Gas

Fireplace Yes

Fireplaces Mantel

Stories 3

Has Suite Yes

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Stucco

Exterior Features Back Lane, Backs Onto Park/Trees, Golf Nearby, Playground Nearby,

Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Stucco

Foundation Concrete Perimeter

## **Additional Information**

Date Listed June 30th, 2025

Days on Market 16

Zoning Zone 15

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Listing information last updated on July 16th, 2025 at 4:17am MDT