

Courtesy Of Alexis M Hlady Of Exp Realty

## \$545,000 - 12116 80 Street, Edmonton

MLS® #E4420742

**\$545,000**

4 Bedroom, 3.50 Bathroom, 1,537 sqft

Single Family on 0.00 Acres

Eastwood, Edmonton, AB

Welcome to your dream home in the charming, well-established community of Eastwood! This immaculate 3-bedroom, 2.5-bath home offers 1,617 sqft of beautifully finished living space, plus a fully finished 717 sqft legal basement suite with separate side entrance—ideal for rental income/extended family! Step inside to discover stylish upgrades throughout, including laminate flooring, ceramic tile & soft, cozy carpet upstairs. The modern kitchen is a true showstopper, featuring stainless steel appliances, matte-black fixtures, the mudroom boasts a closet organizer w/bench for convenience, while the powder room near the backdoor makes entertaining a breeze. Head out to your spacious backyard & easily access the deck—hello BBQ season! Plus, enjoy the convenience of a dbl detached garage. The fully finished basement suite offers a bright and airy 1bdrm, 1bath layout, with living room, vinyl plank flooring, and its own laundry—ready to move in or rent out! This gem is move-in ready—don't miss out!

Built in 2018

### Essential Information

MLS® # E4420742

Price \$545,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,537                  |
| Acres          | 0.00                   |
| Year Built     | 2018                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 12116 80 Street |
| Area        | Edmonton        |
| Subdivision | Eastwood        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5B 2B1         |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | Deck, Vinyl Windows    |
| Parking   | Double Garage Detached |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Garage Control, Garage Opener, Microwave Hood Fan, See Remarks, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Fenced, Paved Lane, Playground Nearby, Public Transportation, Schools |
| Roof              | Asphalt Shingles  |

Construction Wood, Stone, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed February 7th, 2025  
Days on Market 64  
Zoning Zone 05

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