\$959,900 - 11537 80 Avenue, Edmonton

MLS® #E4445061

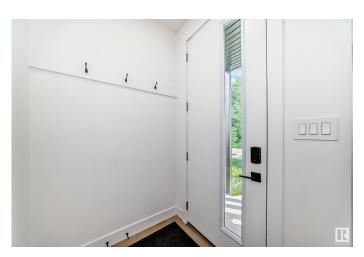
\$959,900

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.







Built in 2021

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 |
| Туре | 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 Appliances | ensuite bathroom 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 | |

Wood, Stucco Exterior

| 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

Days on Market 12

Zoning Zone 15

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Listing information last updated on July 12th, 2025 at 6:17pm MDT