

## \$169,900 - 9 14320 80 Street, Edmonton

MLS® #E4453960

**\$169,900**

3 Bedroom, 1.00 Bathroom, 962 sqft

Condo / Townhouse on 0.00 Acres

Kildare, Edmonton, AB

Gorgeous & bright townhouse in Kildare; perfect for first-time buyers or investors! This refreshed 3-bed, 1-bath home showcases stunning custom-made decorative walls you won't find anywhere else. The sun-filled living room features a large window, while the modern kitchen offers white cabinetry, new backsplash, a pantry, and updated tile floors. Upstairs, find 3 generous bedrooms, including a spacious primary with an enormous walk-in closet and a beautifully renovated full bath. The fully finished basement expands your living space with a huge family room and a versatile den, ideal for a home office, playroom, or hobby space, plus extra storage. Enjoy your private front yard for relaxing or entertaining, and the convenience of one parking stall close to your door. Excellent location with quick access to 82 St, Yellowhead, public transit, schools, shopping & all amenities.

Built in 1971

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4453960  |
| Price      | \$169,900 |
| Bedrooms   | 3         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 962               |
| Acres          | 0.00              |
| Year Built     | 1971              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 9 14320 80 Street |
| Area        | Edmonton          |
| Subdivision | Kildare           |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5C 1L6           |

### Amenities

|                |                                                                      |
|----------------|----------------------------------------------------------------------|
| Amenities      | Off Street Parking, Detectors Smoke, Storage-In-Suite, Vinyl Windows |
| Parking Spaces | 1                                                                    |
| Parking        | Stall                                                                |

### Interior

|              |                                                       |
|--------------|-------------------------------------------------------|
| Appliances   | Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                             |
| Stories      | 3                                                     |
| Has Basement | Yes                                                   |
| Basement     | Full, Finished                                        |

### Exterior

|                   |                                                                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                                                  |
| Exterior Features | Fenced, Golf Nearby, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, Vegetable Garden |
| Roof              | Asphalt Shingles                                                                                                                                              |
| Construction      | Wood, Stucco                                                                                                                                                  |
| Foundation        | Concrete Perimeter                                                                                                                                            |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 2                 |
| Zoning         | Zone 02           |
| Condo Fee      | \$373             |

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Listing information last updated on August 23rd, 2025 at 1:47pm MDT