

Courtesy Of Steve P Kehoe Of 2% Realty Pro

## \$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
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
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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	7
Zoning	Zone 15

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Listing information last updated on July 6th, 2025 at 9:31pm MDT