

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.

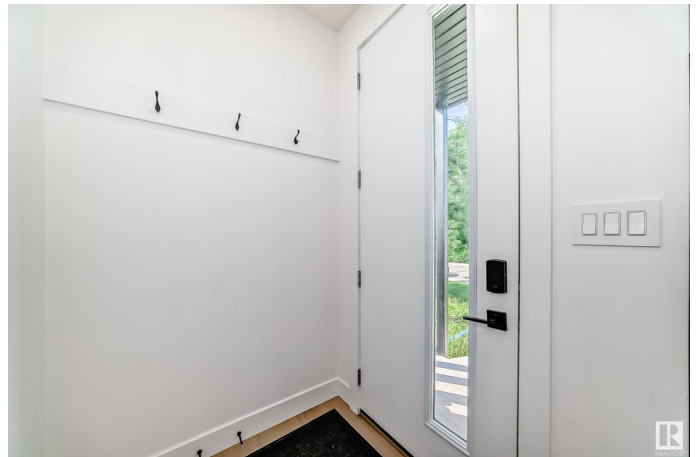
Built in 2021

### 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 |
|----------|--------------|

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| 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 | 56              |
| Zoning         | Zone 15         |

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Listing information last updated on August 25th, 2025 at 1:47am MDT