

# \$549,000 - 10942 80 Avenue, Edmonton

MLS® #E4438029

**\$549,000**

6 Bedroom, 3.00 Bathroom, 905 sqft  
Single Family on 0.00 Acres

Garneau, Edmonton, AB

Prime Garneau location—just 2 blocks to UofA & Hospital, steps to Whyte Ave, transit, and 5 mins to River Valley trails! This charming bungalow offers 1,664 sq ft of living space plus a 445 sq ft stylish Studio in the backyard —ideal for guests. The main floor features a new chef’s kitchen, stone-faced fireplace, 3 good size bedrooms, and a primary suite with French doors to a private deck and yard. The basement includes 2 more bedrooms, a full bath, and a large living area. Major upgrades: stucco (2011), metal roof, windows, electrical, hot water tank (2012), furnace (2017), microwave (2018), foundation, sump pump & weeping tile (2019), dishwasher (2021), new shower & fridge (2022), plumbing (2024). The current owners have not sought permitting for a secondary suite. The options can be explored with the city by the new owners. Low-maintenance and full of potential—live in comfort in the heart of Edmonton!

Built in 1926

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4438029  |
| Price     | \$549,000 |
| Bedrooms  | 6         |
| Bathrooms | 3.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Square Footage | 905                    |
| Acres          | 0.00                   |
| Year Built     | 1926                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 10942 80 Avenue |
| Area        | Edmonton        |
| Subdivision | Garneau         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6G 0R1         |

### **Amenities**

|                |                               |
|----------------|-------------------------------|
| Amenities      | Front Porch, Walk-up Basement |
| Parking Spaces | 2                             |
| Parking        | 2 Outdoor Stalls, No Garage   |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Air Conditioner-Window, Dryer, Hood Fan, Refrigerator, Stove-Gas, Washer, Dishwasher-Two |
| Heating      | Baseboard, Forced Air-1, Natural Gas   |
| Fireplace    | Yes  |
| Fireplaces   | Glass Door, Roughed In, Stone Facing   |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Back Lane, Fenced, Fruit Trees/Shrubs, Public Transportation, Schools |
| Roof              | Metal   |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter  |

**Additional Information**

Date Listed            May 22nd, 2025  
Days on Market      68  
Zoning                Zone 15

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