

Courtesy Of Alexis M Hlady Of Exp Realty

## \$545,000 - 12116 80 Street, Edmonton

MLS® #E4420742

**\$545,000**

4 Bedroom, 3.50 Bathroom, 1,537 sqft

Single Family on 0.00 Acres

Eastwood, Edmonton, AB

Welcome to your dream home in the charming, well-established community of Eastwood! This immaculate 3-bedroom, 2.5-bath home offers 1,617 sqft of beautifully finished living space, plus a fully finished 717 sqft legal basement suite with separate side entrance—ideal for rental income/extended family! Step inside to discover stylish upgrades throughout, including laminate flooring, ceramic tile & soft, cozy carpet upstairs. The modern kitchen is a true showstopper, featuring stainless steel appliances, matte-black fixtures, the mudroom boasts a closet organizer w/bench for convenience, while the powder room near the backdoor makes entertaining a breeze. Head out to your spacious backyard & easily access the deck—hello BBQ season! Plus, enjoy the convenience of a dbl detached garage. The fully finished basement suite offers a bright and airy 1bdrm, 1bath layout, with living room, vinyl plank flooring, and its own laundry—ready to move in or rent out! This gem is move-in ready—don't miss out!

Built in 2018

### Essential Information

MLS® # E4420742

Price \$545,000

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,537
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	12116 80 Street
Area	Edmonton
Subdivision	Eastwood
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 2B1

### **Amenities**

Amenities	Deck, Vinyl Windows
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Microwave Hood Fan, See Remarks, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Paved Lane, Playground Nearby, Public Transportation, Schools
Roof	Asphalt Shingles

Construction Wood, Stone, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed February 7th, 2025  
Days on Market 57  
Zoning Zone 05

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