

# \$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        99  
Zoning                    Zone 15

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