\$365,000 - 11636 80 Street, Edmonton

MLS® #E4458278

\$365,000

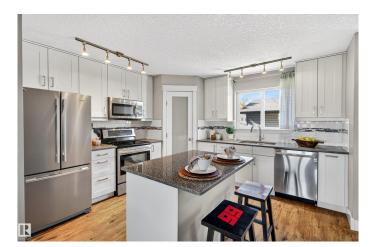
3 Bedroom, 2.50 Bathroom, 1,885 sqft Single Family on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

Abundance of charm in this 2 ½ storey, half-duplex nestled in the heart of Parkdale. Perfect location for those city-slickers that need to venture into Edmonton core, w/LRT just a hop away. Need more tranquility? Swing by River Valley Highlands & enjoy the nature trail by North Saskatchewan River. Home features 3 bedrooms, 2.5 baths & incredible 3rd level loft style family room w/vaulted ceiling & access to your own private roof top patio for add'I outdoor entertaining space. Main level has inviting warm appeal w/rich vinyl plank flooring & neutral colour palette. Kitchen is anchored w/centre block island, to-ceiling cabinetry, upscale SS appliances, pantry, granite countertops & formal dinette. Owner's suite is complete w/private 4pc ensuite featuring dual sinks, tiled shower & WIC. 2 add'l jr rooms, 4 pc bath & laundry closet. Tonnes of storage in basement. Superior party-wall sound proofing, fully fenced, landscaped w/dble garage out back. Great opportunity to jump into ownership market! Must See!!!







Built in 2014

Essential Information

MLS® # E4458278 Price \$365,000 Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,885

Acres 0.00

Year Built 2014

Type Single Family

Sub-Type Half Duplex

Style 2 and Half Storey

Status Active

Community Information

Address 11636 80 Street

Area Edmonton

Subdivision Parkdale (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T5B 2N2

Amenities

Amenities Detectors Smoke, Patio, Television Connection, Vaulted Ceiling, Vinyl

Windows

Parking Spaces 4

Parking Double Garage Detached, Rear Drive Access

Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave

Hood Fan, Refrigerator, Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Stories 3

Has Basement Yes

Basement Full, Partially Finished

Exterior

Exterior Wood, Vinyl

Exterior Features Back Lane, Fenced, Landscaped, Level Land, Paved Lane, Playground

Nearby, Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

School Information

Elementary DELTON SCHOOL K-7

Middle SPRUCE AVENUE SCHOOL 7-9

High EASTGLEN SCHOOL 10-12

Additional Information

Date Listed September 18th, 2025

Zoning Zone 05

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Listing information last updated on September 18th, 2025 at 9:31am MDT