

## \$589,000 - 16423 80 Avenue, Edmonton

MLS® #E4451907

**\$589,000**

5 Bedroom, 2.00 Bathroom, 1,125 sqft

Single Family on 0.00 Acres

Elmwood, Edmonton, AB

**FULLY RENOVATED LEGAL SUITE!** This beautiful 5 bed bungalow located in Elmwood near the up and coming LRT and across from a school, will be sure to be a great investment/mortgage helper for many years to come. **ALL BRAND NEW UPGRADES INCLUDE:** Roof, Two Furnaces, HWT, Weeping Tile, Pex Plumbing, 200 AMP Electrical, New landscaping, Fence, Painted exterior, S/S Appliances and so much more. Head inside to your 3 bed upstairs with a bright open concept, with spacious kitchen and beautifully done kitchen. Downstairs you will find your 2 bedroom **LEGAL SUITE** that is carefully laid out to maximize the space for all future renters. Full kitchen along with massive bedrooms and a full bathroom. Outside you'll find your newly landscaped **SOUTH FACE** back yard with redone fence, sod and fully redone **OVERSIZED SINGLE** garage! There truly is nothing left to be done in this amazing property. Close to all amenities, including West Edmonton Mall and right across the street from Hillcrest School, you will find this hard to beat!

Built in 1965

### Essential Information

MLS® # E4451907

Price \$589,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,125                  |
| Acres          | 0.00                   |
| Year Built     | 1965                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 16423 80 Avenue |
| Area        | Edmonton        |
| Subdivision | Elmwood         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5R 3M8         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Single Garage Detached |

### Interior

|              |                                                                       |
|--------------|-----------------------------------------------------------------------|
| Appliances   | Refrigerators-Two, Stoves-Two, Dishwasher-Two, Microwave Hood Fan-Two |
| Heating      | Forced Air-2, Natural Gas                                             |
| Stories      | 2                                                                     |
| Has Suite    | Yes                                                                   |
| Has Basement | Yes                                                                   |
| Basement     | Full, Finished                                                        |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior          | Wood, Vinyl                        |
| Exterior Features | Fenced, Playground Nearby, Schools |
| Roof              | Asphalt Shingles                   |
| Construction      | Wood, Vinyl                        |
| Foundation        | Concrete Perimeter                 |

**School Information**

|            |                         |
|------------|-------------------------|
| Elementary | Patricia Heights School |
| Middle     | Hillcrest School        |
| High       | Jasper Place School     |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 6                |
| Zoning         | Zone 22          |

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