

\$1,290,000 - 11026 80 Avenue, Edmonton

MLS® #E4452523

\$1,290,000

4 Bedroom, 4.50 Bathroom, 2,585 sqft

Single Family on 0.00 Acres

Garneau, Edmonton, AB

Custom built 2585 sq.ft. 2-story home, on a spacious 489 sq.m. lot in the heart of Garneau! As you enter, you are welcomed with a warm & inviting plan, hickory hardwood floors, 9' ceilings & beautiful natural light. The kitchen features hickory cabinetry to the ceiling, Cambria counters & designer appliances including Liebherr refrigerator and Porter & Charles range. The living room area has a gorgeous stone-faced fireplace, with abundant space for furniture in a variety of orientations. The upper level has 3 spacious bedrooms, including a primary suite complete with 5-piece ensuite & walk-in closet. The lower level of the home is finished as a legal 1 bedroom suite with separate laundry & entrance. Notable upgrades include: in-floor heating; HRVx2; spray foamed rims/walls/attic; triple pane windows; & high-end finishing. Complete the package with a large deck & a double detached heated garage with extra parking. Walking distance to the U of A, Whyte Avenue, shopping & minutes to Downtown & River Valley.

Built in 2012

Essential Information

MLS® # E4452523

Price \$1,290,000



Bedrooms	4
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	2,585
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	11026 80 Avenue
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0R3

Amenities

Amenities	Off Street Parking, On Street Parking, Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Vinyl Windows, Infill Property, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking Spaces	4
Parking	Double Garage Detached, Heated, Insulated, Parking Pad Cement/Paved

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Garage Control, Garage Opener, Hood Fan, Vacuum System Attachments, Vacuum Systems, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Garage Heater
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	3

Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Fenced, Flat Site, Landscaped, Public Transportation, Schools, Shopping Nearby, View Downtown
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 12th, 2025
Days on Market	4
Zoning	Zone 15

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Listing information last updated on August 16th, 2025 at 2:47pm MDT