

# \$449,000 - 1207 80 Street, Edmonton

MLS® #E4430337

**\$449,000**

6 Bedroom, 2.50 Bathroom, 1,227 sqft  
Single Family on 0.00 Acres

Menisa, Edmonton, AB

Welcome to this well-maintained bi-level home in the desirable community of Menisa in Mill Woods! Situated on a large lot, this spacious property features a total of 6 bedrooms, including a fully finished basement – perfect for large families. Key upgrades include a roof, windows, and furnace, offering peace of mind and added value. The bright and functional main level is complemented by a covered deck – perfect for year-round outdoor enjoyment and entertaining. Enjoy the convenience of a detached double garage and a fully landscaped yard with plenty of room to play or garden. Located close to schools, shopping, public transit, and parks, this home combines comfort, space, and location.

Built in 1977

## Essential Information

MLS® #	E4430337
Price	\$449,000
Bedrooms	6
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,227
Acres	0.00
Year Built	1977



Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	1207 80 Street
Area	Edmonton
Subdivision	Menisa
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6K 2R3

### Amenities

Amenities	Deck
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Hood Fan, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 11th, 2025
Days on Market	20
Zoning	Zone 29

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF

EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 1st, 2025 at 5:17am MDT