

\$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 25
Zoning Zone 15

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