

## \$649,000 - 11945/11947 80 Street, Edmonton

MLS® #E4438630

**\$649,000**

7 Bedroom, 5.00 Bathroom, 2,285 sqft

Single Family on 0.00 Acres

Eastwood, Edmonton, AB

Welcome to this exceptional duplex located in the community of Eastwood, this property combines comfort and functionality. Each unit features its own separate entrance, providing complete privacy and independence. Inside, you'll find open-concept living spaces, contemporary finishes, and kitchens with plenty of cabinetry and modern appliances. Both units provide excellent functionality and appeal for tenants or owners alike. Each side has a secondary living space in the basement with separate entrances. Located on a quiet, tree-lined street, this property is just minutes from schools, shopping, and the revitalized 118 Avenue Arts & Business District. Shingles were replaced in 2023 & shed included. Don't miss this rare opportunity – duplexes like this don't come around often!

Built in 2009

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4438630  |
| Price          | \$649,000 |
| Bedrooms       | 7         |
| Bathrooms      | 5.00      |
| Full Baths     | 4         |
| Half Baths     | 2         |
| Square Footage | 2,285     |
| Acres          | 0.00      |



|            |                       |
|------------|-----------------------|
| Year Built | 2009                  |
| Type       | Single Family         |
| Sub-Type   | Duplex Front and Back |
| Style      | 2 Storey              |
| Status     | Active                |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 11945/11947 80 Street |
| Area        | Edmonton              |
| Subdivision | Eastwood              |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5B 2N8               |

### Amenities

|           |                                          |
|-----------|------------------------------------------|
| Amenities | Off Street Parking, Parking-Extra, Patio |
| Parking   | No Garage                                |

### Interior

|              |                                                                                                                                             |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dryer, Hood Fan, Microwave Hood Fan, Stacked Washer/Dryer, Storage Shed, Washer, See Remarks, Refrigerators-Two, Stoves-Two, Dishwasher-Two |
| Heating      | Forced Air-2, Natural Gas                                                                                                                   |
| Stories      | 3                                                                                                                                           |
| Has Suite    | Yes                                                                                                                                         |
| Has Basement | Yes                                                                                                                                         |
| Basement     | Full, Finished                                                                                                                              |

### Exterior

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

### School Information

|            |                          |
|------------|--------------------------|
| Elementary | Delton, St Alphonsus     |
| Middle     | Spruce Ave, St Alphonsus |

High Eastglen, St Joseph

**Additional Information**

Date Listed May 26th, 2025

Days on Market 70

Zoning Zone 05

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Listing information last updated on August 4th, 2025 at 4:32am MDT