

# **\$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**

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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	4
Zoning	Zone 22

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