

Courtesy Of Steve P Kehoe Of 2% Realty Pro

\$959,900 - 11537 80 Avenue, Edmonton

MLS® #E4445061

\$959,900

4 Bedroom, 3.50 Bathroom, 1,871 sqft

Single Family on 0.00 Acres

McKernan, Edmonton, AB

Welcome to this beautifully designed 2-storey home located in the heart of sought-after Belgravia backing onto Charles Simmonds Park and has a legal basement suite! Step inside the open-concept main floor featuring luxury vinyl plank flooring, 9-foot ceilings, and an inviting living room with a sleek electric fireplace. The modern chef's kitchen is a showstopper, complete with granite countertops, high-end stainless steel appliances including a gas cooktop, wine fridge, and a spacious island with breakfast bar. The dining room provides ample space for hosting family and friends. Upstairs, you'll find three spacious bedrooms, including a stunning primary suite with a walk-in closet and a spa-inspired 5-piece ensuite featuring a soaker tub, glass stand-up shower and double sinks. The fully finished legal basement suite offers 1 bedroom, a full kitchen with quartz countertops and stainless steel appliances, in-suite laundry, and a large living room. Located just minutes to U of A and Whyte Ave.

Built in 2021

Essential Information

MLS® # E4445061

Price \$959,900

Bedrooms 4



| | |
|----------------|------------------------|
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,871 |
| Acres | 0.00 |
| Year Built | 2021 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 11537 80 Avenue |
| Area | Edmonton |
| Subdivision | McKernan |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6G 0R7 |

Amenities

| | |
|-----------|-------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, No Smoking Home |
| Parking | Double Garage Detached |

Interior

| | |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Hood Fan, Microwave Hood Fan, Oven-Built-In, Oven-Microwave, Stove-Countertop Gas, Stove-Electric, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two |
| Heating | Forced Air-2, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Mantel |
| Stories | 3 |
| Has Suite | Yes |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|----------|--------------|
| Exterior | Wood, Stucco |
|----------|--------------|

| | |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Back Lane, Backs Onto Park/Trees, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 30th, 2025 |
| Days on Market | 21 |
| Zoning | Zone 15 |

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Listing information last updated on July 20th, 2025 at 10:17pm MDT