

# \$515,000 - 10929 80 Avenue, Edmonton

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MLS® #E4420474

## \$515,000

4 Bedroom, 2.00 Bathroom, 965 sqft  
Single Family on 0.00 Acres

Garneau, Edmonton, AB

Seize this opportunity to own a centrally located 4-bedroom, 2-bathroom bungalow with incredible versatility. Whether you're an investor looking for a high-demand rental or a buyer ready to craft your dream home, this property delivers unmatched potential. Strategically positioned near major transportation hubs, top-tier shopping, dining, and the university, this location ensures strong long-term value. The functional layout, two separate living spaces, and generous lot provide the perfect foundation for customization or immediate rental income. Savvy buyers know that real estate is about location, flexibility, and potential—this home checks all the boxes. Well maintained and cared for throughout the years leaves this house in prime condition for its new owners!



Built in 1951

## Essential Information

MLS® #	E4420474
Price	\$515,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	965
Acres	0.00
Year Built	1951

Type	Single Family
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

### **Community Information**

Address	10929 80 Avenue
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0P9

### **Amenities**

Amenities	No Animal Home, No Smoking Home, Vinyl Windows
Parking	Single Garage Detached

### **Interior**

Appliances	Dryer, Hood Fan, Microwave Hood Fan, Washer, Refrigerators-Two, Stoves-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane, Flat Site, Level Land, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	February 6th, 2025
Days on Market	75
Zoning	Zone 15

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Listing information last updated on April 22nd, 2025 at 9:02am MDT