# \$529,900 - 17107 80 Avenue Nw, Edmonton

MLS® #A2253699

# \$529,900

4 Bedroom, 2.00 Bathroom, 1,842 sqft Residential on 0.19 Acres

Thorncliffe\_EDMO, Edmonton, Alberta

Once upon a time in 1940 this property was an Estate Ranch Home. City of Edmonton has grown around this charming character home! 4-LARGE BDRMS | 2-FULL BATH | ORIG. HARDWOOD FLOORS | 10ft CEILINGS | TRIPLE-PANE WINDOWS | SPACIOUS **DINING ROOM & VINTAGE BUILT-IN** CABINETRY | DUTCH & FRENCH DOORS | HEATED DOUBLE GARAGE | PIE-LOT. With over 1800 + sq ft. this home over the years has been loved and very well-maintained. The entrance has vinyl flooring extending into the basement. Hardwood flooring on main and upper level as well as the staircase. Beautiful cabinetry in the kitchen, quartz countertops and stainless-steel appliances. Dutch doors to and from the kitchen. A spacious dining room for hosting family and friends or your favourite Realtors for all occasions! Relax or entertain in the living room. Large windows with beaming sunlight or cozy up next to the fireplace. The upper-level bathroom has been renovated STUNNING! Large bedrooms with walk-in closets. The Primary room is massive with a walk-in closet and patio doors. This ranch home is very spacious with the large bedrooms unlike most homes build in this era. The lower level has an endless amount of storage. Large laundry room. BRAND NEW **BOILER SYSTEM INSTALLED in August 2025** (\$20K). Another large bedroom with 3-piece bathroom and a cozy flex or den room. A LARGE HEATED GARAGE with a driveway that can accommodate many visitors. Enjoy a







garden Party with this enormous backyard on the deck off to the side or sit under the Pergola. Summer fun or Winter Wonderland! RV Parking, if needed. This pie-shaped offers you loads of space for flower beds or vegetable gardens with a shed for garden tools. It is an incredibly unique home with lots of history and character. The original entrance to the home faces the backyard. Close to all amenities and easy access in and out of the community. YOUR NEW HOME!

#### Built in 1940

#### **Essential Information**

MLS® # A2253699 Price \$529,900

Bedrooms 4
Bathrooms 2.00

Full Baths 2

Square Footage 1,842 Acres 0.19 Year Built 1940

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 17107 80 Avenue Nw Subdivision Thorncliffe EDMO

City Edmonton
County Edmonton
Province Alberta
Postal Code T2T 0B3

#### **Amenities**

Parking Spaces 6

Parking Double Garage Attached, Driveway, Front Drive, Heated Garage,

Oversized, RV Access/Parking

# of Garages 2

## Interior

Interior Features Breakfast Bar, High Ceilings, Quartz Counters, Storage, Walk-In

Closet(s), Ceiling Fan(s), Closet Organizers

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood

Fan, Refrigerator, Washer, Window Coverings

Heating Natural Gas, Radiant

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Electric, Living Room, Insert

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Garden, Private Yard, Private Entrance

Lot Description Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, Fruit

Trees/Shrub(s), Few Trees, Garden, Pie Shaped Lot

Roof Asphalt Shingle

Construction Concrete, Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed September 4th, 2025

Days on Market 50 Zoning RS

## **Listing Details**

Listing Office RE/MAX Complete Realty

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