

\$620,000 - 11945 80 Street, Edmonton

MLS® #E4459229

\$620,000

7 Bedroom, 5.00 Bathroom, 2,292 sqft

Single Family on 0.00 Acres

Eastwood, Edmonton, AB

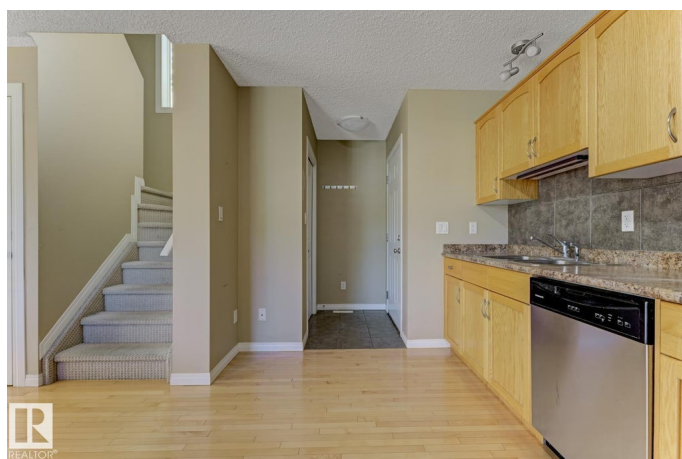
Front & back duplex in Eastwood with four self-contained suites. Each main floor features 3 bedrooms, open-concept living, updated kitchen, and private entrance. Each basement includes 1 bedroom, bathroom, kitchenette and its own entry. Shingles replaced in 2023. Well-suited for multi-family living or long-term holding. Located on a quiet tree-lined street close to schools, shopping, and the 118 Avenue Arts & Business District.

Built in 2009

Essential Information

MLS® #	E4459229
Price	\$620,000
Bedrooms	7
Bathrooms	5.00
Full Baths	4
Half Baths	2
Square Footage	2,292
Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Duplex Front and Back
Style	2 Storey
Status	Active

Community Information



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

Amenities

Amenities	See Remarks
Parking	No Garage

Interior

Appliances	Dryer, Hood Fan, Microwave Hood Fan, Stacked Washer/Dryer, Storage Shed, Washer, 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, Fenced, Flat Site, Landscaped, Level Land, Playground Nearby, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Delton
Middle	Spruce Avenue
High	Eastglen

Additional Information

Date Listed	September 24th, 2025
Days on Market	24
Zoning	Zone 05

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS

RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 18th, 2025 at 3:47pm MDT