

## \$469,700 - 1415 80 Street, Edmonton

MLS® #E4456513

**\$469,700**

4 Bedroom, 2.00 Bathroom, 1,080 sqft

Single Family on 0.00 Acres

Menisa, Edmonton, AB

This upgraded bungalow in Menisa, Millwood Area offers a new flooring and newly designed kitchen with brand new stainless steel appliances. Main floor comes with 3 bedrooms and one full bath, expansive living area, nook, freshly painted walls is upgraded to LED lighting. Separate entrance to the basement has Separate Kitchen with one bedroom suite with massive living area and dining room. Antique look wood Fire place adds the cozy comfort for winters is a must see feature in the house. Shared Laundry is in the basement. House is located in front of Elementary school, very close to other Junior high schools and parks. This home is in an ideal location for growing families. 54 ft wide x 131 ft long lot offers a lot of outdoor space with huge back and front yard. Upgraded furnace, Tankless Water Heater, Roof and vinyl windows. Way Extended double car garage has plenty of room for extra parking and Storage. This home offers a perfect opportunity for first time home buyers and investors. You Must See it !!

Built in 1977

### Essential Information

MLS® # E4456513

Price \$469,700

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,080                  |
| Acres          | 0.00                   |
| Year Built     | 1977                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1415 80 Street |
| Area        | Edmonton       |
| Subdivision | Menisa         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6K 2R3        |

### Amenities

|           |                                                                                                                                                |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Air Conditioner, Carbon Monoxide Detectors, Hot Water Instant, Hot Water Tankless, Patio, Vinyl Windows |
| Parking   | Double Garage Detached                                                                                                                         |

### Interior

|              |                           |
|--------------|---------------------------|
| Appliances   | Air Conditioning-Central  |
| Heating      | Forced Air-1, Natural Gas |
| Fireplace    | Yes                       |
| Fireplaces   | Direct Vent, Glass Door   |
| Stories      | 2                         |
| Has Suite    | Yes                       |
| Has Basement | Yes                       |
| Basement     | Full, Finished            |

### Exterior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Exterior          | Wood, Asphalt                                                               |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Schools, Vegetable Garden |
| Roof              | Asphalt Shingles                                                            |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Asphalt      |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                        |
|------------|------------------------|
| Elementary | Satoo School           |
| Middle     | kisÅªwÅ«tisiwin School |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 13                  |
| Zoning         | Zone 29             |

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Listing information last updated on September 17th, 2025 at 10:47pm MDT