

## \$649,000 - 11945/11947 80 Street, Edmonton

MLS® #E4438630

**\$649,000**

7 Bedroom, 5.00 Bathroom, 2,285 sqft

Single Family on 0.00 Acres

Eastwood, Edmonton, AB

Welcome to this exceptional duplex located in the community of Eastwood, this property combines comfort and functionality. Each unit features its own separate entrance, providing complete privacy and independence. Inside, youâ€™ll find open-concept living spaces, contemporary finishes, and kitchens with plenty of cabinetry and modern appliances. Both units provide excellent functionality and appeal for tenants or owners alike. Each side has a secondary living space in the basement with separate entrances. Located on a quiet, tree-lined street, this property is just minutes from schools, shopping, and the revitalized 118 Avenue Arts & Business District. Shingles were replaced in 2023 & shed included. Don't miss this rare opportunity â€“ duplexes like this don't come around often!

Built in 2009

### Essential Information

MLS® #	E4438630
Price	\$649,000
Bedrooms	7
Bathrooms	5.00
Full Baths	4
Half Baths	2
Square Footage	2,285
Acres	0.00



Year Built	2009
Type	Single Family
Sub-Type	Duplex Front and Back
Style	2 Storey
Status	Active

### **Community Information**

Address	11945/11947 80 Street
Area	Edmonton
Subdivision	Eastwood
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 2N8

### **Amenities**

Amenities	Off Street Parking, Parking-Extra, Patio
Parking	No Garage

### **Interior**

Appliances	Dryer, Hood Fan, Microwave Hood Fan, Stacked Washer/Dryer, Storage Shed, Washer, See Remarks, 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, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Delton, St Alphonsus
Middle	Spruce Ave, St Alphonsus

High Eastglen, St Joseph

### **Additional Information**

Date Listed May 26th, 2025

Days on Market 27

Zoning Zone 05

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