

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

MLS® #A2253699

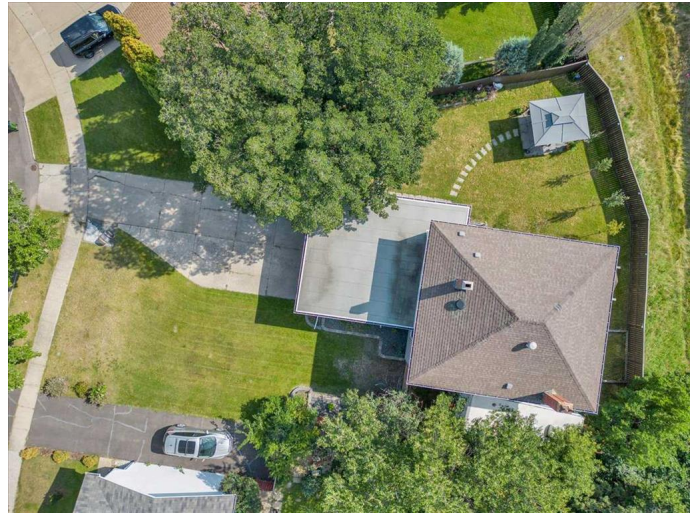
\$529,900

4 Bedroom, 2.00 Bathroom, 1,842 sqft

Residential on 0.19 Acres

Thornccliffe_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	Thornccliffe_EDMO
City	Edmonton
County	Edmonton
Province	Alberta
Postal Code	T2T 0B3

Amenities

Parking Spaces	6
Parking	Double Garage Attached, RV Access/Parking, Driveway, Front Drive, Heated Garage, Oversized

of Garages 2

Interior

Interior Features Ceiling Fan(s), Closet Organizers, High Ceilings, Storage, Walk-In Closet(s), Breakfast Bar, Quartz Counters

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, Insert, Living Room

Has Basement Yes

Basement Full, Finished

Exterior

Exterior Features Garden, Private Yard, Private Entrance

Lot Description Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Fruit Trees/Shrub(s), Garden, Lawn, Pie Shaped Lot

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame, Stone

Foundation Poured Concrete

Additional Information

Date Listed September 4th, 2025

Days on Market 77

Zoning RS

Listing Details

Listing Office RE/MAX Complete Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.