

## \$539,900 - 17107 80 Avenue, Edmonton

MLS® #E4456174

**\$539,900**

4 Bedroom, 2.00 Bathroom, 1,842 sqft

Single Family on 0.00 Acres

Thornccliffe (Edmonton), Edmonton, AB

Once upon a time in 1940, this was an Estate Ranch Home with acre after acre of horse ranching—now surrounded by the City of Edmonton! This charming character home offers 4 Large Bedrooms | 2 Full Baths | Original Hardwood | 10'™ Ceilings | Vintage Cabinetry | Dutch doors. With over 1,800 sq. ft., it has been lovingly maintained and updated with quartz counters, stainless steel appliances, and a Stunning Renovated Bath. Spacious Dining Room, bright living room with fireplace, and massive primary bedroom with walk-in closet and balcony doors. The lower level offers a 3-pc bath, bedroom, flex room, laundry, storage, and a brand-new boiler system. A Heated double garage, RV parking, pergola, deck, and pie-shaped lot perfect for gardens and gatherings. A unique home with history, character, and space rarely found in this era—close to all amenities with easy access in and out of the community!

Built in 1940

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4456174  |
| Price      | \$539,900 |
| Bedrooms   | 4         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,842                  |
| Acres          | 0.00                   |
| Year Built     | 1940                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 17107 80 Avenue        |
| Area        | Edmonton               |
| Subdivision | Thorncliffe (Edmonton) |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T2T 0B3                |

### Amenities

|                |                                                                                          |
|----------------|------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, Ceiling 10 ft., Deck, Hot Water Tankless, Parking-Extra, See Remarks |
| Parking Spaces | 6                                                                                        |
| Parking        | Double Garage Attached, Over Sized                                                       |

### Interior

|                   |                                                                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater |
| Heating           | Hot Water, Natural Gas                                                                                                                                            |
| Stories           | 3                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                               |
| Basement          | Full, Finished                                                                                                                                                    |

### Exterior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                             |
| Exterior Features | Fenced, Flat Site, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Schools, Shopping Nearby, Treed Lot, See Remarks |
| Roof              | Asphalt Shingles                                                                                                               |
| Construction      | Wood, Stone, Vinyl                                                                                                             |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Thorncliffe School  
Middle                              H. E. Beriault School  
High                                 Jasper Place School

**Additional Information**

Date Listed                      September 4th, 2025  
Days on Market                15  
Zoning                              Zone 20

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