

\$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 8
Zoning Zone 20

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