

## \$549,999 - 17107 80 Avenue, Edmonton

MLS® #E4442051

**\$549,999**

4 Bedroom, 2.00 Bathroom, 1,915 sqft

Single Family on 0.00 Acres

Thornccliffe (Edmonton), Edmonton, AB

Charming 1940s Farmhouse in the Heart of Edmonton! This rare, large 4-bed, walk-in closets, 2-bath character home is a true piece of Edmonton history. Originally a farmhouse— with a vintage photo included to prove it—this property offers a unique glimpse into the city’s past. Beautifully maintained, it features original hardwood floors, French and Dutch doors, and a sun-filled living room with big windows and an electric fireplace. A brand new boiler and hot water tank system has just been installed and still uses the classic radiators to keep the vintage charm while adding modern comfort. The spacious layout includes a large dining room off the kitchen and a fully finished basement. Outside, enjoy a huge front and backyard and a double attached garage. Upgrades like triple-pane windows and foam-insulated siding add efficiency without compromising character. This one-of-a-kind home blends soul, style, and history—right in the heart of the city.

Built in 1940

### Essential Information

MLS® # E4442051

Price \$549,999

Bedrooms 4



Bathrooms	2.00
Full Baths	2
Square Footage	1,915
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	Thornccliffe (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 0B3

### Amenities

Amenities	Off Street Parking, On Street Parking, Ceiling 9 ft., Closet Organizers, Deck, Hot Water Natural Gas, Patio, R.V. Storage, Exterior Walls 2"x8", Rooftop Deck/Patio
Parking	2 Outdoor Stalls, Double Garage Attached, Heated, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks, Garage Heater
Heating	Hot Water, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
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Exterior Features	Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot, View City
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 12th, 2025
Days on Market	49
Zoning	Zone 20

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