

Courtesy Of Megan Parker and Caitlin Kanizaj Of MaxWell Progressive

## \$435,000 - 3208 80 Street, Edmonton

MLS® #E4425508

**\$435,000**

5 Bedroom, 2.50 Bathroom, 1,192 sqft  
Single Family on 0.00 Acres

Tipaskan, Edmonton, AB

Discover your dream home with this tastefully updated bungalow with over 2278sqft of living space, perfect for families or savvy buyers seeking comfort and convenience. With 5 bedrooms and 3 bathrooms, there's plenty of room for everyone to enjoy. This home boasts numerous updates, including windows and a renovated kitchen with newer fridge and dishwasher, making it move-in ready. The recently installed hot water tank adds peace of mind for the future. Step outside to find a detached oversized double garage and a large backyard, ideal for entertaining, gardening, or simply relaxing. Backing onto a walking path, this property offers both privacy and accessibility to outdoor activities. Located in a highly desirable area, you'll be just moments away from shopping centers, multiple schools, and have easy access to Anthony Henday and Whitemud Drive. Convenience and tranquility come together in this beautiful home. Don't miss this opportunity—schedule a viewing today and make this bungalow yours!

Built in 1977

### Essential Information

MLS® # E4425508

Price \$435,000



Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,192
Acres	0.00
Year Built	1977
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	3208 80 Street
Area	Edmonton
Subdivision	Tipaskan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6K 3A5

### **Amenities**

Amenities	Detectors Smoke
Parking Spaces	5
Parking	Double Garage Detached, Over Sized

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed            March 13th, 2025

Days on Market      1

Zoning                 Zone 29

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