

# \$449,000 - 1207 80 Street, Edmonton

MLS® #E4430337

**\$449,000**

6 Bedroom, 2.50 Bathroom, 1,227 sqft  
Single Family on 0.00 Acres

Menisa, Edmonton, AB

Welcome to this well-maintained bi-level home in the desirable community of Menisa in Mill Woods! Situated on a large lot, this spacious property features a total of 6 bedrooms, including a fully finished basement – perfect for large families. Key upgrades include a roof, windows, and furnace, offering peace of mind and added value. The bright and functional main level is complemented by a covered deck – perfect for year-round outdoor enjoyment and entertaining. Enjoy the convenience of a detached double garage and a fully landscaped yard with plenty of room to play or garden. Located close to schools, shopping, public transit, and parks, this home combines comfort, space, and location.

Built in 1977

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4430337  |
| Price          | \$449,000 |
| Bedrooms       | 6         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,227     |
| Acres          | 0.00      |
| Year Built     | 1977      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bi-Level               |
| Status   | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1207 80 Street |
| Area        | Edmonton       |
| Subdivision | Menisa         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6K 2R3        |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Double Garage Detached |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom                                       |
| Appliances        | Dryer, Hood Fan, Washer, Refrigerators-Two, Stoves-Two |
| Heating           | Forced Air-1, Natural Gas                              |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 19               |
| Zoning         | Zone 29          |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF

EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 30th, 2025 at 12:17pm MDT