

## \$560,000 - 17107 80 Avenue, Edmonton

MLS® #E4442051

**\$560,000**

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 2005 boiler and classic radiators 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      | \$560,000 |
| 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 | Thorncliffe (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   |
| 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 | 3               |
| Zoning         | Zone 20         |

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Listing information last updated on June 15th, 2025 at 12:32pm MDT