

## **\$169,900 - 11 14110 80 Street, Edmonton**

MLS® #E4452517

**\$169,900**

3 Bedroom, 1.00 Bathroom, 861 sqft

Condo / Townhouse on 0.00 Acres

Kildare, Edmonton, AB

ATTENTION FIRST TIME BUYERS OR INVESTORS! LOW CONDO FEE! AFFORDABLE PROPERTY ALERT! HERE IT IS! 2-STOREY 3 BEDROOM, FULL FINISHED BASEMENT & YARD FABULOUS NORSHIRE GARDENS! FEATURING NEW FLOORING THROUGHOUT, UPGRADED WINDOWS! SPACIOUS LIVING ROOM, W/ LARGE OPENABLE MAIN WINDOW ALLOWING LOTS OF NATURAL LIGHT. OPEN CONCEPT DINING SPACE AND KITCHEN. UPSTAIRS YOU'LL FIND 3 SPACIOUS BEDROOMS MASTER WITH A WALK-IN-CLOSET! 4PC BATH COMPLETES THE UPPER LEVEL. COZY BASEMENT INCLUDED! FULLY FENCED FRONT YARD. GREAT ACCESS AND WALKING DISTANCE TO SCHOOLS, WELL MANAGED COMPLEX. EASY ACCESS TO YELLOW HEAD AND ANTHONY HENDAY FREE WAYS. CLOSE TO PARKS, SHOPPING MALLS, PLAYGROUNDS, PUBLIC TRANSIT, BUS STOPS. BRING OFFERS!!

Built in 1971

### **Essential Information**

MLS® # E4452517

Price \$169,900

Bedrooms 3



|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 861               |
| Acres          | 0.00              |
| Year Built     | 1971              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 11 14110 80 Street |
| Area        | Edmonton           |
| Subdivision | Kildare            |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5C 1L6            |

### Amenities

|                |                                                                                                           |
|----------------|-----------------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Visitor, Vinyl Windows |
| Parking Spaces | 1                                                                                                         |
| Parking        | Stall                                                                                                     |

### Interior

|              |                                                                                              |
|--------------|----------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                    |
| Stories      | 3                                                                                            |
| Has Basement | Yes                                                                                          |
| Basement     | Full, Finished                                                                               |

### Exterior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                                                |
| Exterior Features | Fenced, Flat Site, Landscaped, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                   |
| Construction      | Wood, Stucco, Vinyl                                                                                                |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Kildare School  
Middle                              Londonderry School  
High                                M.E. LaZerte School

**Additional Information**

Date Listed                      August 12th, 2025  
Days on Market                23  
Zoning                              Zone 02  
Condo Fee                        \$370

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