

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

MLS® #E4427664

**\$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® # E4427664

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, Landscaped, Playground Nearby, 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                March 27th, 2025  
Days on Market        32  
Zoning                      Zone 02  
Condo Fee                \$370

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Listing information last updated on April 28th, 2025 at 9:17pm MDT