

## \$524,900 - 8004 180 Street, Edmonton

MLS® #E4454699

### \$524,900

5 Bedroom, 2.50 Bathroom, 1,254 sqft

Single Family on 0.00 Acres

Aldergrove, Edmonton, AB

Welcome to this charming 5 bedroom, 3 bathroom updated home in the fantastic west end neighborhood of Aldergrove! The open concept layout has a large east facing bay window, and stone masoned gas FP leading to the dining room and kitchen with quartz countertops and SS appliances. Three bedrooms and 4-pc bathroom upstairs includes a large primary with ensuite. Downstairs has been recently renovated with a large family room, 3-pc bathroom, corner wet bar and spacious bedrooms with large storage room. Double detached garage and the well established backyard with large fire pit gives you privacy to retreat. TRIPLE pane windows, new shingles and eaves done in 2021. Many perennial gardens and tons of parking. Minutes from West Edmonton Mall and fast access to the Whitemud, this home is a must see!

Built in 1974

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4454699  |
| Price      | \$524,900 |
| Bedrooms   | 5         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,254                  |
| Acres          | 0.00                   |
| Year Built     | 1974                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 8004 180 Street |
| Area        | Edmonton        |
| Subdivision | Aldergrove      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 0T3         |

### Amenities

|           |                                                             |
|-----------|-------------------------------------------------------------|
| Amenities | Deck, Fire Pit                                              |
| Parking   | Double Garage Detached, Front/Rear Drive Access, Over Sized |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                          |
| Fireplace         | Yes                                                                                |
| Fireplaces        | Stone Facing                                                                       |
| Stories           | 2                                                                                  |
| Has Basement      | Yes                                                                                |
| Basement          | Full, Finished                                                                     |

### Exterior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                     |
| Exterior Features | Fenced, Flat Site, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                |
| Construction      | Wood, Vinyl                                                                                                     |
| Foundation        | Concrete Perimeter                                                                                              |

**School Information**

|            |                     |
|------------|---------------------|
| Elementary | Aldergrove School   |
| Middle     | Parkview School     |
| High       | Jasper Place School |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 26th, 2025 |
| Days on Market | 18                |
| Zoning         | Zone 20           |

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Listing information last updated on September 13th, 2025 at 5:47pm MDT