

## \$500,000 - 8731 180 Street, Edmonton

MLS® #E4454320

**\$500,000**

4 Bedroom, 3.00 Bathroom, 1,927 sqft

Single Family on 0.00 Acres

Belmead, Edmonton, AB

Welcome to this spacious 4-bedroom, 2.5-bath plus extra shower home offering over 2,500 sq ft of comfortable living. Set on a good-sized yard, it provides both privacy and convenience. Pride of ownership shines through with thoughtful upgrades including a newer furnace, water tank, humidifier, south-side fence, garage door, fresh paint, carpet, and more. Step into the roomy foyer that sets the tone for the inviting layout. The main floor features a bright kitchen, family room with custom built-ins and a cozy wood fireplace, a living room with yard views, plus a bedroom and half bath for added ease. Upstairs you'll find three generous bedrooms and two full baths. The open basement offers incredible storage, along with a sauna and shower. Outdoors, enjoy the gas BBQ hookup, enclosed storage addition, or use it as a dog run. With so many updates and unique perks, this well-cared-for home is move-in ready and full of value. This is a dream place for a Family!

Built in 1974

### Essential Information

MLS® # E4454320

Price \$500,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 2                      |
| Square Footage | 1,927                  |
| Acres          | 0.00                   |
| Year Built     | 1974                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 8731 180 Street |
| Area        | Edmonton        |
| Subdivision | Belmead         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 0Y1         |

### Amenities

|           |                                                                                                                                                                       |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Closet Organizers, Dog Run-Fenced In, Exercise Room, Front Porch, No Animal Home, No Smoking Home, Sauna; Swirlpool; Steam, Natural Gas BBQ Hookup |
| Parking   | Double Garage Attached                                                                                                                                                |

### Interior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                             |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                    |
| Fireplace         | Yes                                                                                                          |
| Fireplaces        | Brick Facing                                                                                                 |
| Stories           | 4                                                                                                            |
| Has Basement      | Yes                                                                                                          |
| Basement          | Full, Finished                                                                                               |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Brick |
|----------|-------------|

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                              |
| Construction      | Wood, Brick                                                                                                                                   |
| Foundation        | Concrete Perimeter                                                                                                                            |

**School Information**

|            |                |
|------------|----------------|
| Elementary | Belmead school |
| Middle     | Alex Janvier   |
| High       | Jasper Place   |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 32                |
| Zoning         | Zone 20           |

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Listing information last updated on September 23rd, 2025 at 10:32am MDT