

\$559,900 - 11145 81 Avenue, Edmonton

MLS® #E4436495

\$559,900

4 Bedroom, 2.00 Bathroom, 758 sqft
Single Family on 0.00 Acres

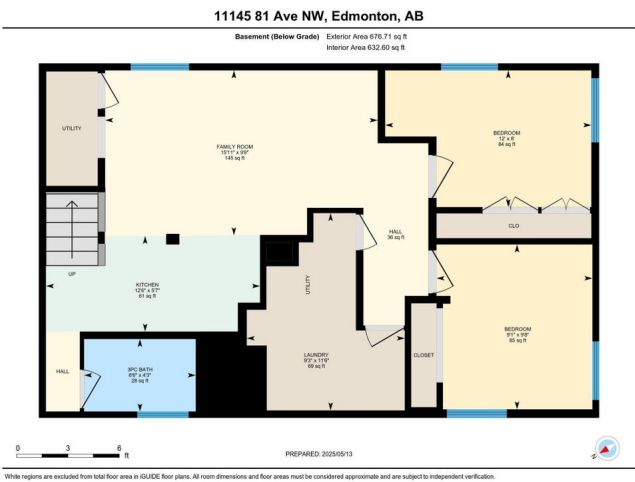
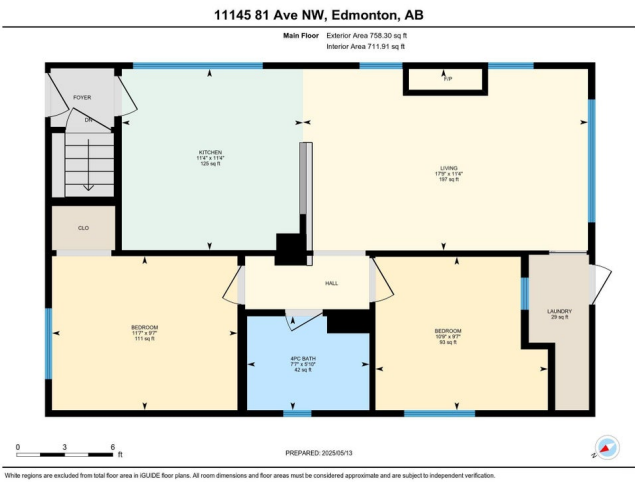
Garneau, Edmonton, AB

This well-maintained bungalow home in the Garneau boasts 1435 sqft of total living space, features 4 bedrooms, 2 baths, a basement suite, and 3 parking stalls at the rear. The well-laid-out main floor boasts air conditioning, original hardwood floors, and a bright open kitchen that flows into the living room. The maple kitchen includes a plethora of cabinets, quartz counters, and a sunshine ceiling. 2 bedrooms and a 4-pc bath complete the floor. The fully developed basement suite adds extra living space, features a separate entrance, a family room, a second kitchen, 2 bedrooms, and a 3-pc bath. The fully fenced, private south-facing backyard is set up with raised garden beds, mature trees, & a lovely deck that's great for entertaining. Enjoy convenient access to outstanding amenities—all within a 5-minute walk to the University of Alberta Hospital, the University of Alberta, LRT station, Whyte Avenue, and the scenic river valley. A wonderful place to call home.

Built in 1937

Essential Information

MLS® #	E4436495
Price	\$559,900
Bedrooms	4
Bathrooms	2.00



Full Baths	2
Square Footage	758
Acres	0.00
Year Built	1937
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	11145 81 Avenue
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0S6

Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke
Parking Spaces	3
Parking	2 Outdoor Stalls

Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Hood Fan, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed May 14th, 2025
Days on Market 7
Zoning Zone 15

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