

\$598,700 - 11044 81 Avenue, Edmonton

MLS® #E4439047

\$598,700

5 Bedroom, 2.00 Bathroom, 1,196 sqft
Single Family on 0.00 Acres

Garneau, Edmonton, AB

Build up to 24 units next to University, A rare find in this area, ver 1,800 sq ft, boasts 3 bedrooms on the main floor, a full bathroom, an open-concept bright living and dining area with a cozy fireplace, and a functional kitchen. The legal basement suite features 2 bedrooms, a living room, a kitchen, ample storage, a bathroom, separate entrance and laundry facilities. Ideally situated near shopping centers, Whyte Avenue, the University of Alberta, and a host of amenities, this property is a fantastic opportunity for investors seeking a versatile and income-generating asset.

Built in 1930

Essential Information

| | |
|----------------|------------------------|
| MLS® # | E4439047 |
| Price | \$598,700 |
| Bedrooms | 5 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,196 |
| Acres | 0.00 |
| Year Built | 1930 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |



| | |
|--------|--------|
| Status | Active |
|--------|--------|

Community Information

| | |
|-------------|-----------------|
| Address | 11044 81 Avenue |
| Area | Edmonton |
| Subdivision | Garneau |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6G 0S4 |

Amenities

| | |
|-----------|--------------------------|
| Amenities | Deck |
| Parking | Parking Pad Cement/Paved |

Interior

| | |
|--------------|--|
| Appliances | Dryer, Hood Fan, Washer, Refrigerators-Two, Stoves-Two |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Suite | Yes |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|-------------------------------------|
| Exterior | Wood, Vinyl |
| Exterior Features | Back Lane, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 29th, 2025 |
| Days on Market | 18 |
| Zoning | Zone 15 |

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Listing information last updated on June 16th, 2025 at 1:02pm MDT