

\$585,000 - 11044 81 Avenue, Edmonton

MLS® #E4445582

\$585,000

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® #	E4445582
Price	\$585,000
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
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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	July 1st, 2025
Days on Market	3
Zoning	Zone 15

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Listing information last updated on July 4th, 2025 at 2:47am MDT