

## \$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
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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	May 29th, 2025
Days on Market	18
Zoning	Zone 15

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Listing information last updated on June 16th, 2025 at 8:02pm MDT