

# \$578,800 - 11128 81 Avenue, Edmonton

MLS® #E4449674

**\$578,800**

2 Bedroom, 2.00 Bathroom, 1,288 sqft  
Single Family on 0.00 Acres

Garneau, Edmonton, AB

Build up to 20 units (RH h23 zoning) next to University of Alberta and University Hospital, A rare find in this area 1,288 sq ft above grade boasts 2 bedrooms, a full bathroom, an open-concept bright living, dining area , and a functional kitchen. 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 1942

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4449674               |
| Price          | \$578,800              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,288                  |
| Acres          | 0.00                   |
| Year Built     | 1942                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

## Community Information



|             |                 |
|-------------|-----------------|
| Address     | 11128 81 Avenue |
| Area        | Edmonton        |
| Subdivision | Garneau         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6G 0S5         |

### **Amenities**

|           |                   |
|-----------|-------------------|
| Amenities | Closet Organizers |
| Parking   | 2 Outdoor Stalls  |

### **Interior**

|              |                                                                  |
|--------------|------------------------------------------------------------------|
| Appliances   | Dishwasher-Portable, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                        |
| Stories      | 2                                                                |
| Has Basement | Yes                                                              |
| Basement     | Full, Partially Finished                                         |

### **Exterior**

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood               |
| Exterior Features | Back Lane          |
| Roof              | Asphalt Shingles   |
| Construction      | Wood               |
| Foundation        | Concrete Perimeter |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 8               |
| Zoning         | Zone 15         |

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Listing information last updated on August 2nd, 2025 at 5:47am MDT