

# \$559,900 - 11145 81 Avenue, Edmonton

MLS® #E4436495

**\$559,900**

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

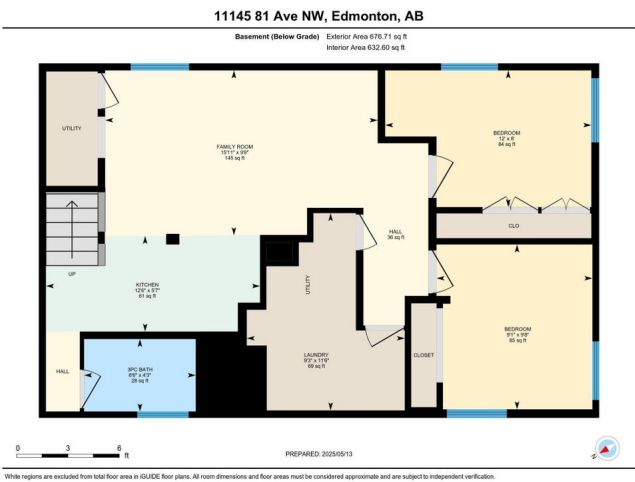
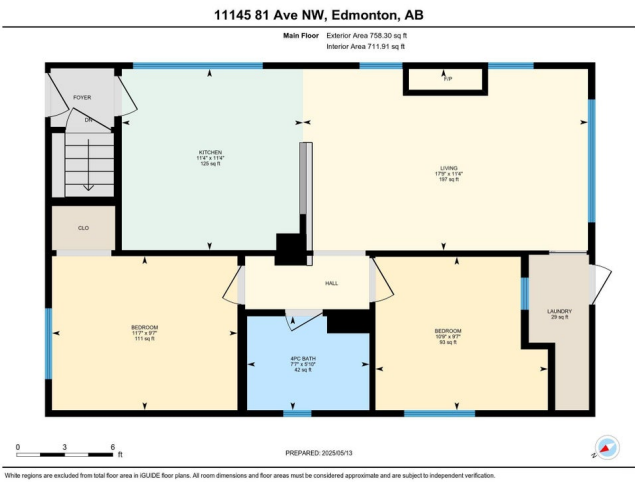
Garneau, Edmonton, AB

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      4  
Zoning                Zone 15

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