

Courtesy Of Ryan McCann Of MaxWell Polaris

# \$699,900 - 11125 81 Avenue, Edmonton

MLS® #E4425471

**\$699,900**

3 Bedroom, 2.00 Bathroom, 1,313 sqft  
Single Family on 0.00 Acres

Garneau, Edmonton, AB

LOCATION, LOCATION, LOCATION! Investor alert or perfect for those working or studying at the U of A! This charming 4-bed, 2-bath, 1,300+ sq.ft. character home is just steps from campus and Whyte Ave. Walk everywhere—no car needed! Well maintained with beautiful hardwood on the top two levels and brand-new laminate in the basement. Features include two kitchens, a fully finished basement, and an oversized single garage. Recent upgrades include new appliances, completely remodelled bathrooms, newer shingles, windows, insulation, updated electrical, plumbing, hot water tank, backflow, and fresh paint. Premium Garneau location surrounded by new infills, bistros, cafes, and shopping.

Built in 1941

## Essential Information

MLS® #	E4425471
Price	\$699,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,313
Acres	0.00
Year Built	1941



Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	11125 81 Avenue
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0S6

### **Amenities**

Amenities	On Street Parking, Air Conditioner, Detectors Smoke, Hot Water Electric, Low Flow Faucets/Shower, No Smoking Home, Vinyl Windows
Parking	Single Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Washer, Window Coverings, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Freestanding
Stories	3
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

### **School Information**

Elementary	Garneau
Middle	McKernan

High

Ross Shepherd

### **Additional Information**

Date Listed March 12th, 2025

Days on Market 2

Zoning Zone 15

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Listing information last updated on March 14th, 2025 at 10:17am MDT