

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 12:02pm MDT