

\$1,150,000 - 11121 81 Avenue, Edmonton

MLS® #E4461680

\$1,150,000

5 Bedroom, 4.00 Bathroom, 2,245 sqft

Single Family on 0.00 Acres

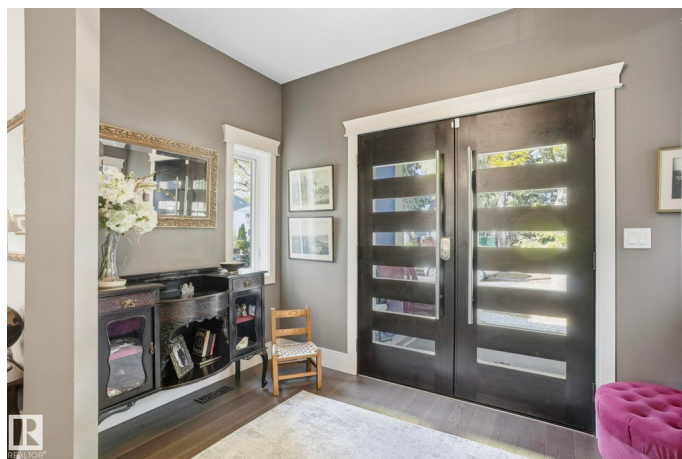
Garneau, Edmonton, AB

CUSTOM BUILT home with Legal 2-Bedroom Suite in the Heart of Garneau! Just ONE BLOCK from the University of Alberta, Whyte Avenue. Thoughtfully designed and meticulously finished, this home features Central A/C, Eco-Shield Argon windows, and an open-concept main floor filled with high-end custom finishes. showstopper kitchen with Bosch appliances, a waterfall quartz island and backsplash, and a walkthrough pantry with coffee bar. Upstairs, you'll find three bedrooms plus a vaulted den, including a luxurious primary suite with private second-floor balcony overlooking a beautiful, mature tree-lined street. The fully legal 2-bdrm BASEMENT SUITE features a PRIVATE ENTRANCE, its own laundry, and a full kitchen—ideal for rental income or multi-generational living. Additional highlights include a custom-built aluminum front porch, double detached garage, and a south-facing, professionally landscaped, low-maintenance yard.

Built in 2015

Essential Information

MLS® #	E4461680
Price	\$1,150,000
Lease Rate	\$10



Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	2
Square Footage	2,245
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	11121 81 Avenue
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0S6

Amenities

Amenities	Air Conditioner, Ceiling 10 ft., Front Porch, Hot Water Natural Gas, Vaulted Ceiling, 9 ft. Basement Ceiling, Rooftop Deck/Patio
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Opener, Stove-Countertop Gas, Stove-Electric, Window Coverings, Wine/Beverage Cooler, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Golf Nearby, Landscaped, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	Garneau School
Middle	McKernan School
High	Strathcona School

Additional Information

Date Listed	October 10th, 2025
Days on Market	8
Zoning	Zone 15

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Listing information last updated on October 18th, 2025 at 8:32am MDT