

## \$545,000 - 11109 81 Avenue, Edmonton

MLS® #E4463534

**\$545,000**

2 Bedroom, 2.00 Bathroom, 942 sqft

Single Family on 0.00 Acres

Garneau, Edmonton, AB

Prime Garneau location! This charming bungalow sits on a 33x132 ft lot on a quiet, tree-lined street just a short walk from the University of Alberta and U of A Hospital. Perfect for investors or future redevelopment. Recent updates include shingles and plumbing (2023), as well as main floor windows, flooring, and paint. The home features a bright main level with a functional layout and a second kitchen in the basement for added flexibility. The lot offers excellent redevelopment potential in one of Edmonton's most sought-after neighbourhoods—build now or hold and rent until you're ready. Opportunities like this near the University are rare!

Built in 1943

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4463534      |
| Price          | \$545,000     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 942           |
| Acres          | 0.00          |
| Year Built     | 1943          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11109 81 Avenue |
| Area        | Edmonton        |
| Subdivision | Garneau         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6G 0S6         |

### Amenities

|           |                                 |
|-----------|---------------------------------|
| Amenities | See Remarks                     |
| Parking   | Parking Pad Cement/Paved, Stall |

### Interior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Interior Features | ensuite bathroom                                            |
| Appliances        | Dryer, Stove-Electric, Stove-Gas, Washer, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas                                   |
| Stories           | 2                                                           |
| Has Basement      | Yes                                                         |
| Basement          | Full, Finished                                              |

### Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior          | Wood                                                       |
| Exterior Features | Flat Site, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                           |
| Construction      | Wood                                                       |
| Foundation        | Concrete Perimeter                                         |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 25th, 2025 |
| Days on Market | 4                  |
| Zoning         | Zone 15            |

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