

\$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	12
Zoning	Zone 15

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they

provide (MLS®®, Multiple Listing Service®®)
Listing information last updated on November 6th, 2025 at 12:17am MST