

## \$1,300,000 - 11121 81 Avenue, Edmonton

MLS® #E4450143

**\$1,300,000**

5 Bedroom, 4.00 Bathroom, 2,276 sqft

Single Family on 0.00 Acres

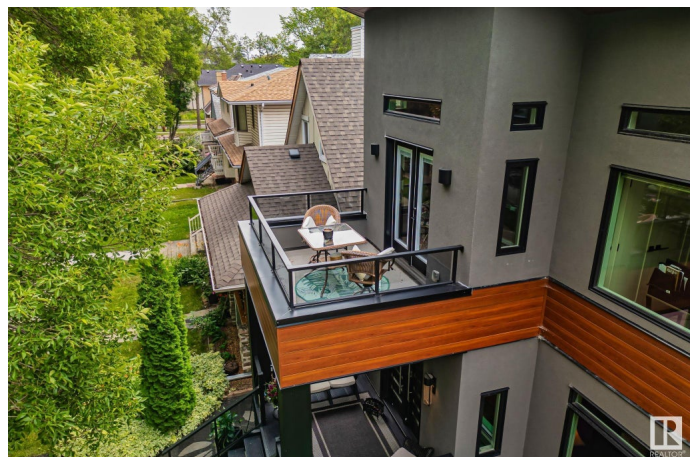
Garneau, Edmonton, AB

Custom-Built Home with 2 BDRM Legal Suite in Garneau! Breathtaking 2200+ sq ft 2-storey in the heart of Garneau, just one block from U of A, Whyte Ave, and the River Valley. Close walk to LRT. This custom-built home features Central AC, Eco-Shield Argon Windows, an open-concept main floor with high-end custom finishes, chef's kitchen (Bosch Appliances, Waterfall Quartz Island & Backsplash), two guest powder rooms, Walkthrough Pantry w/ Coffee Bar, and spacious living areas flooded with natural light. Upstairs offers 3 bedrooms plus vaulted den including a luxurious primary suite and second floor balcony overlooking the mature tree lined street. The fully legal 2-bedroom BASEMENT SUITE has a private entrance, separate laundry, and full kitchen – perfect for rental income or extended family. Custom built aluminum front porch, double detached garage and a beautifully landscaped, low maintenance, SOUTH-FACING yard complete the package. Exceptional location, design, and versatility!

Built in 2015

### Essential Information

|          |             |
|----------|-------------|
| MLS® #   | E4450143    |
| Price    | \$1,300,000 |
| Bedrooms | 5           |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 2                      |
| Square Footage | 2,276                  |
| 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, Window Coverings, Wine/Beverage Cooler, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Oven Built-In-Two, TV Wall Mount |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                                                           |
| Stories           | 3                                                                                                                                                                                                                   |
| Has Suite         | Yes                                                                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                                                                                 |
| Basement          | Full, Finished                                                                                                                                                                                                      |

### Exterior

|          |              |
|----------|--------------|
| Exterior | Wood, Stucco |
|----------|--------------|

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior Features | Back Lane, Golf Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                 |
| Construction      | Wood, Stucco                                     |
| Foundation        | Concrete Perimeter                               |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 29th, 2025 |
| Days on Market | 3               |
| Zoning         | Zone 15         |

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Listing information last updated on August 1st, 2025 at 7:02pm MDT