

\$699,900 - 11027 85 Avenue, Edmonton

MLS® #E4449584

\$699,900

4 Bedroom, 2.00 Bathroom, 1,437 sqft
Single Family on 0.00 Acres

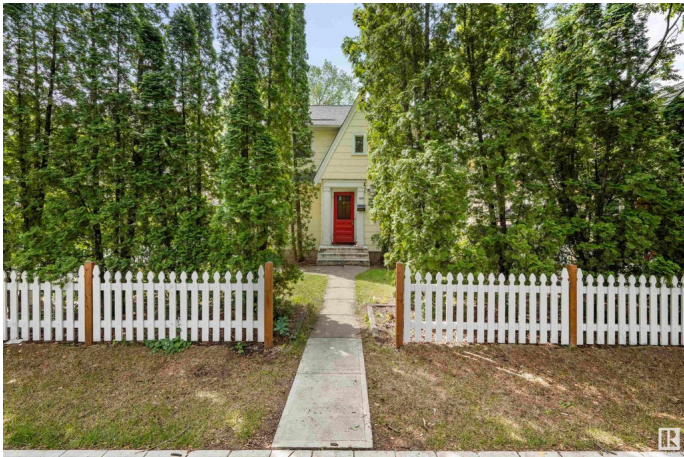
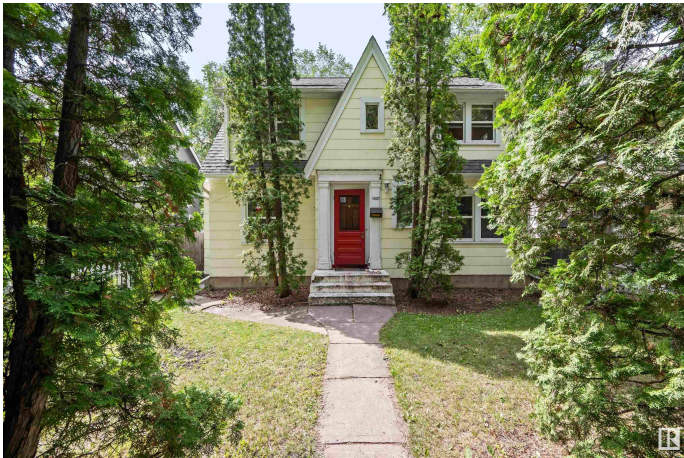
Garneau, Edmonton, AB

Step into this beautifully upgraded character home on one of Garneau’s most picturesque, tree-lined streets. Just minutes from the U of A, river valley trails, and Whyte Ave, the location is unbeatable. This classic 2-storey blends original charm with modern updates: a bright white kitchen with granite counters, newer windows, updated shingles, and a refreshed upstairs bath. The main floor offers spacious living and dining rooms with refinished hardwood, and upstairs you’ll find three sunlit bedrooms. The finished basement includes a second kitchen—perfect for guests, extended family, or added flexibility. Enjoy the large south-facing yard, rear deck, and oversized double garage with an insulated, heated workshop. Sitting on a rare 44’ x 130’ lot, this home offers incredible value in one of Edmonton’s most desirable neighbourhoods. Act fast—homes like this don’t stay on the market for long.

Built in 1941

Essential Information

MLS® #	E4449584
Price	\$699,900
Bedrooms	4
Bathrooms	2.00



Full Baths	2
Square Footage	1,437
Acres	0.00
Year Built	1941
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	11027 85 Avenue
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0W5

Amenities

Amenities	See Remarks
Parking	Double Garage Detached, Over Sized

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Stove-Gas, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Composition
Exterior Features	Back Lane, Flat Site, Landscaped, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Composition
Foundation	Concrete Perimeter

Additional Information

Date Listed July 24th, 2025

Days on Market 8

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 August 1st, 2025 at 4:03pm MDT