

# \$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

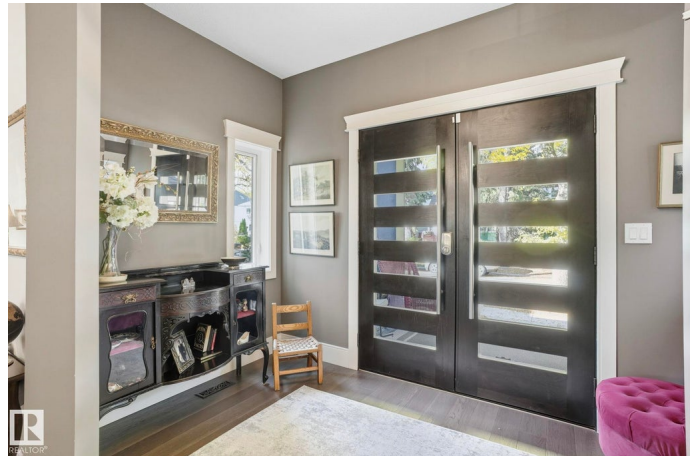
Garneau, Edmonton, AB

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	4
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 October 14th, 2025 at 5:02pm MDT