

## \$838,000 - 11022 85 Avenue, Edmonton

MLS® #E4454748

**\$838,000**

5 Bedroom, 3.50 Bathroom, 2,058 sqft

Single Family on 0.00 Acres

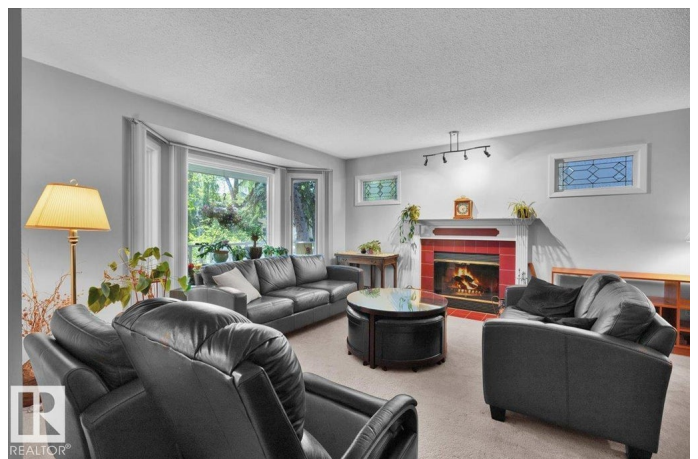
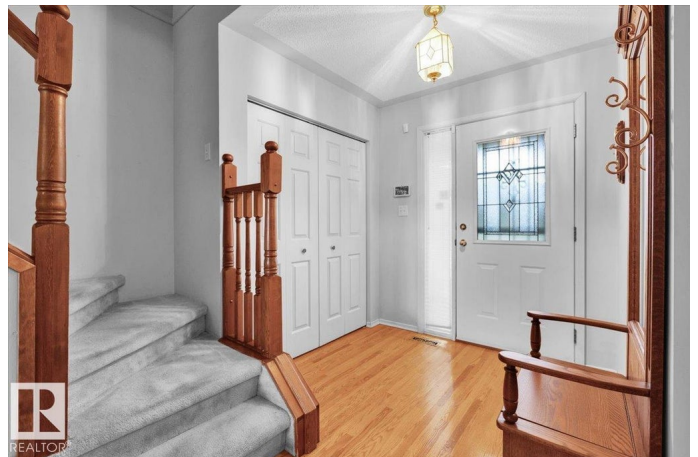
Garneau, Edmonton, AB

Terrific location on a beautiful tree lined street close to University of Alberta, Hospital, LRT , River Valley and numerous restaurants. Spacious 2 storey home features 4 bedrooms up including a large primary bedroom with walk in closet and nicely renovated ensuite bath. Main bathroom upstairs has also been very nicely renovated. Kitchen has also been renovated with newer cabinets, countertops and stainless steel appliances. Basement has a side entrance and is fully developed with a second kitchen, bedroom, living area and full bathroom. Very well cared for home. For more details please visit the REALTOR®'s Website.

Built in 1990

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4454748      |
| Price          | \$838,000     |
| Bedrooms       | 5             |
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 2,058         |
| Acres          | 0.00          |
| Year Built     | 1990          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11022 85 Avenue |
| Area        | Edmonton        |
| Subdivision | Garneau         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6G 0W6         |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Gazebo, See Remarks    |
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |

### Interior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                               |
| Appliances        | Dryer, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Dishwasher-Two |
| Heating           | Forced Air-1, Natural Gas                                                      |
| Fireplace         | Yes                                                                            |
| Fireplaces        | Mantel                                                                         |
| Stories           | 2                                                                              |
| Has Basement      | Yes                                                                            |
| Basement          | Full, Finished                                                                 |

### Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                           |
| Exterior Features | Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                             |
| Construction      | Wood, Brick, Vinyl                                           |
| Foundation        | Concrete Perimeter                                           |

### School Information

|            |                           |
|------------|---------------------------|
| Elementary | Garneau/Our Lady of Mount |
| Middle     | Mckernan/Louis St. L      |

High                      Strathcona/St. Brendan

**Additional Information**

Date Listed              August 26th, 2025

Zoning                    Zone 15

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Listing information last updated on August 26th, 2025 at 7:32pm MDT