

## \$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

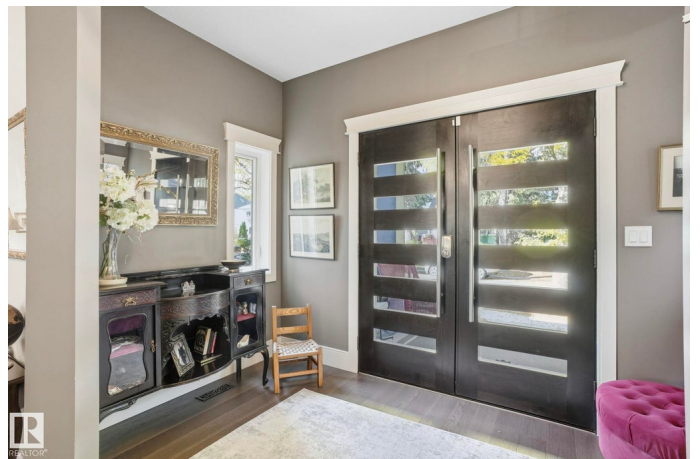
Garneau, Edmonton, AB

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 | 5                  |
| Zoning         | Zone 15            |

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Listing information last updated on October 15th, 2025 at 7:17am MDT